

**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION**

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# **City Planning Board Staff Reports 2021**

**Monday, May 10, 2021**

**7:00 P.M.**

**Forum Conference Room**

**Agenda  
City Planning Board  
Springfield, Ohio  
Monday, May 10, 2021  
7:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes – April 12, 2021** ACTION
- 4. Case # 21-RW-02 Right of Way Vacation** DISCUSSION  
Request to vacate the first alley east of Nagley Ave from the  
first alley north of Fulton Ave north to the intersecting East-  
West alley. & ACTION
- 5. Case # 21-Z-04 Amend an Approved CC-2A Plan** DISCUSSION  
Request to amend the approved site plan for N Beethle Avenue,  
parcel # 3300600006300025 to allow for a new restaurant to be  
constructed. & ACTION
- 6. Case # 21-Z-05 Rezoning** DISCUSSION  
Request to rezone 1106-1112 and 1116 S Limestone Street from  
RM-12, Low-Density, Multi-Family Residence District to CN-  
2, Neighborhood Commercial District. & ACTION
- 7. Case # 21-Z-06 Rezoning** DISCUSSION  
Request to rezone 119-121 E Grand Ave from RS-8, Medium-  
Density, Single-Family Residence District to CN-2,  
Neighborhood Commercial District. & ACTION
- 8. Case # 21-Z-07 Rezoning** DISCUSSION  
Request to rezone 1220 E Home Road from CO-1, Commercial  
Office District to CC-2, Community Commercial District. & ACTION
- 9. Elect new chairperson** DISCUSSION  
& ACTION
- 10. Board Comments** DISCUSSION
- 11. Staff Comments** DISCUSSION
- 12. Adjourn - Next meeting June 7, 2021** ACTION

## 2021 City Planning Board Call to Order: Roll Call

Name	Term Expiration
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Charles Harris	03/30/2022
Trisha George	04/14/2022
Jack Spencer	06/16/2022
Kathryn Campbell	01/28/2023
Peg Foley	12/22/2023
Christin Brown-Worthington	03/02/2024
Lorin M Wear III	03/30/2024

**CITY PLANNING BOARD**

**Springfield, Ohio**

**Monday, April 12, 2021**

**7:00 P.M.**

**City Hall Forum**

**Meeting Minutes**

**(Summary Format)**

Vice-Chairperson Jack Spencer called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Peg Foley, Ms. Christin Brown- Foley, Mr. Lorin Wear, Ms. Kathryn Lewis-Campbell, Ms. Peg Foley, Ms. Amanda Fleming, Mr. Charles Harris, and Mr. Jack Spencer.

MEMBERS ABSENT: Mr. Alex Wendt and Ms. Trisha George.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

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**SUBJECT: Meeting minutes approval – March 8, 2021**

Mr. Spencer asked for a motion to approve the minutes.

Ms. Fleming made a motion to approve the minutes. Seconded by Ms. Lewis-Campbell.

The minutes were approved by voice vote.

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**Case # 21-RW-01 Right of Way Vacation Request to vacate Maryland Ave from Skyline Lane to the dead end.**

Mr. Thompson gave the staff report.

Mr. Spencer asked if the board had any questions for Mr. Thompson. Hearing none, Mr. Spencer asked if the applicant wished to speak.

Mr. Scott Judy, 1300 Skyline Lane. Springfield, Ohio.

Mr. Judy explained he grew up in the house and would really like to vacate the alley. Mr. Judy explained the neighborhood was nice and they would like to keep the property up. Mr. Judy explained it would give them a sense of security.

Mr. Foley thanked the applicant for a thorough application.

Mr. Spencer asked if there were any further questions for Mr. Thompson. Hearing none, Mr.



Spencer asked for a motion.

**MOTION:** Motion by Ms. Fleming to approve the request to vacate Maryland Ave from Skyline to the dead end. Seconded by Ms. Lewis-Campbell.

**YEAS:** Mr. Harris, Ms. Brown-Worthington, Mr. Wear, Ms. Foley, Mr. Wear, Ms. Lewis-Campbell, Ms. Fleming, and Mr. Spencer.

**NAYS:** None.

**ABSTAIN:** None.

**Motion approved.**

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**Case # 21-RW-02 Right of Way Vacation Request to vacate the first alley east of Nagley Ave from the first alley north of Fulton Ave north to the intersecting East West alley**

Mr. Thompson gave the staff report.

Mr. Spencer asked if there was a time frame for the applicant to submit a cross access agreement.

Mr. Thompson stated he told the applicant the case would not go in front of the commission until the access agreement was turned in. Mr. Thompson stated there was no specific time frame but the board could set one. Mr. Thompson explained there were no objections from neighbors.

Mr. Spencer asked for a time recommendation.

Mr. Thompson stated three months seemed like it would be plenty of time.

Mr. Spencer explained if a time frame was not set, the case could be dragged out.

Mr. Thompson stated he was unsure where the applicant was in the process of getting the agreement.

Ms. Fleming stated she had some concerns for the future of the property. Ms. Fleming explained the applicant's current neighbors are ok with it but future neighbors may not be.

Mr. Thompson explained any neighbors that use the alley, the access easement agreement will give them and future residents permanent access through the former right of way.

Ms. Fleming explained it's not always that simple.

Mr. Spencer asked how parcels would be impacted by vacating the alley.

Mr. Thompson explained there were three other households, three property owners. They have access from Barclay.

Ms. Fleming explained the other alley was difficult to go through.

Mr. Spencer asked if the alley would be split between property owners.

Mr. Thompson stated that was correct and the access easement would prevent fences or any obstruction from blocking the alley. Mr. Thompson explained it would no longer be a public right of way.

Mr. Spencer stated it sounded reasonable.

Mr. Thompson explained the access agreement was a legal document and could be held up in court if someone was to build a fence.

Ms. Foley asked what the property owner gained by vacating the alley.

Mr. Thompson stated he was unsure.

Ms. Fleming stated the application did not explain his reason either.

The board expressed they wished the applicant was present to answer questions.

Mr. Spencer asked if there were any further questions. Hearing none, Mr. Spencer asked if the applicant wished to speak. Hearing none, Mr. Spencer asked for a motion.

**MOTION:** Motion by Ms. Fleming to table the case until the applicant could be present.  
Seconded by Mr. Harris.

**YEAS:** Mr. Harris, Ms. Brown-Worthington, Mr. Wear, Ms. Foley, Mr. Wear, Ms. Lewis-Campbell, Ms. Fleming, and Mr. Spencer.

**NAYS:** None.

**ABSTAIN:** None.

**Motion approved.**

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**SUBJECT: Elect New Chair Person.**

Motion by Mr. Harris to elect Mr. Jack Spencer as the Chair Person. Seconded by Ms. Fleming.

Approval by voice vote. Approved unanimously.

Mr. Thompson suggested table for next meeting to appoint a Vice-Chair person.

**SUBJECT: Elect a board member as a representative for CEDA.**

Ms. Fleming made a motion to elect Mr. Harris. Seconded by Mr. Spencer.

**SUBJECT: Board Comments.**

The board welcomed the new members.

**SUBJECT: Staff Comments.**

**SUBJECT:** Adjournment

Motion to adjourn by Ms. Fleming. Seconded by Mr. Harris.

Approved by voice vote. Adjourned at 7:30 P.M.

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Mr. Jack Spencer, Vice-Chairperson.

**Agenda Item # 4**

**Case # 21-RW-02**  
**Right of Way Vacation**

## **STAFF REPORT**

TO: City Planning Board

DATE: April 7, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Right-of-Way Vacation #21-RW-02

### **GENERAL INFORMATION:**

Applicant: Donald Elliot, 1426 Nagley St., Springfield, OH 45505

Requested Action: Request to vacate the first alley east of Nagley Ave from the first alley north of Fulton Ave north to the intersecting East-West alley.

Petitioner's Comments: See attached Exhibit C

Adjoining Property Owners: See attached Exhibit B

File Date: March 18, 2021

### **RETURNED REPORTS:**

Columbia Gas: No objections

Spectrum: No objections

AT&T: No objections

Ohio Edison: No objections

City Service Department: No objections

City Engineer: No objections

Fire Division: No objections

Police Division: No objections

Planning and Zoning: The applicant needs to submit a cross access easement agreement. The owner of 1420 Nagley Street utilizes the alley to access the garage on the property.

### **STAFF RECOMMENDATION:**

Approval of the request to vacate the subject right of way.

**ATTACHMENTS:**

1. Vicinity map
2. Petition with petitioner's comments





**Right of Way Vacation # 21-RW-02  
Nagley St.**







**FOR OFFICE USE ONLY**Case #: 21-RW-02Date Received: 3/18/21Received by: STApplication Fee: \$ 90

Review Type:

☐ Admin ☒ CPB ☐ BZA**GENERAL APPLICATION****A. PROJECT**

1. Application Type &amp; Project Description (attach additional information, if necessary):

RIGHT-OF-WAY VACATION2. Address of Subject Property: 1426 NAGLEY ST3. Parcel ID Number(s): 34007000272040114. Full legal description attached? ☐ yes ☒ no5. Size of subject property: 74x1406. Current Use of Property: RESIDENCE7. Current Zoning of Property: 510 SINGLE FAMILY**B. APPLICANT**1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner☐ Agent (agent authorization required)☐ Tenant (agent authorization required)2. Name of Applicant(s) or Contact Person(s): DONALD ELLIOTTTitle: OWNER

Company (if applicable): \_\_\_\_\_

Mailing address:

1426 NAGLEY ST.City: SPRINGFIELDState: OHIOZIP: 45505Telephone: (937) 215-6484

Fax: ( ) \_\_\_\_\_

Email

SPORTE4@AMERITECH.NET



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
Right-of-Way Vacation Application

Date 2-21-21

Applicant Name: DONALD B. ELLIOTT

Address: 1426 NAGLEY ST. SPFLD. OH 45505

Please include the following Exhibits:

**Exhibit A**

A plot plan is to be attached which indicates the right-of-way to be vacated.

**Exhibit B**

State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

**Exhibit C**

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.

Donald B. Elliott  
Signature

3. If the applicant is agent for the property owner:

Name of Owner (title holder): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**

Donald B. Elliott  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

DONALD B. ELLIOTT OWNER  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of CLARK

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March, 2021

by \_\_\_\_\_ (name of person acknowledged).

(seal)

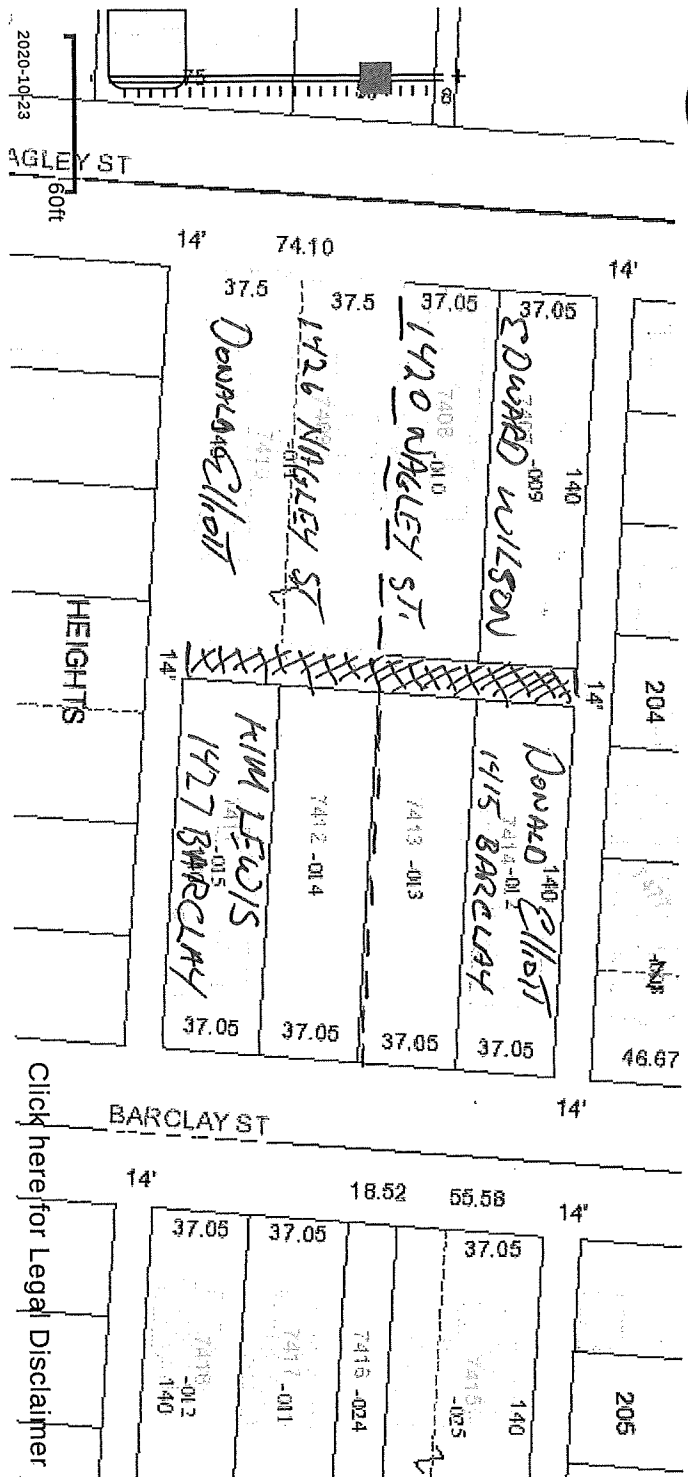


Leah Kathleen Sachs  
Notary Public Signature  
My commission expires: 8.25.25



(<https://www.clarkcountyauditor.org/>)

**Clark County GIS - John S. Federer  
(937) 521-1860 - gis@clarkcountyohio.gov**



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**Donald Elliott**

1426 Nagley St.

Springfield, Ohio 45505 3938

Exhibit B

I We Request to vacate the alley that abuts to four properties. This alley is not used by three of the four property owners that it connects to. This first action is to be followed by a lot split of approximately 40 feet of the rear of Donald S Elliotts 3400700027204012 and 3400700027204013 lots to be sold to Edward Wilson 3400700027204010.

Sincerely,

Donald Elliott



**MICHELLE R. HARRIS**  
**CLARK COUNTY TREASURER**  
 P.O. BOX 1305  
 SPRINGFIELD, OHIO 45501-1305  
 937-521-1832

Please make checks payable to  
**Michelle R. Harris, Treasurer**  
 Treasurer Stephen Metzger retired  
 April 3, 2020 after 31 years of service.

**REAL ESTATE TAX: TAX YEAR 2020**

<b>PROPERTY ADDRESS:</b> 1426 NAGLEY ST		<b>STUB #</b> 56510 <span style="float:right"><b>PAGE</b> 15864/3 <b>LINE</b></span>	
20674 1 AV 0.398 DONALD B & SUSAN M ELLIOTT 65 155 1426 NAGLEY ST SPRINGFIELD OH 45505-3938 		<b>PARCEL ID:</b> 340-07-00027-204-011	
		<b>TAX DISTRICT:</b> SPRINGFIELD CORP. SCSD	
		<b>OWNER NAME:</b> (January 1) ELLIOTT DONALD B & SUSAN M	
		<b>LEGAL DESCRIPTION:</b> KENWOOD HEIGHTS ALL EACH / 7409 & 7410	

TAX RATES		MARKET VALUE			CURRENT TAXES															
EFFECTIVE TAX RATE	61.020448	Land	Building	Total	<table style="width:100%;"> <tr> <td>Gross Real Estate Taxes</td> <td style="text-align:right">2,000.22</td> </tr> <tr> <td>Tax Reduction</td> <td style="text-align:right">-624.20</td> </tr> <tr> <td>Subtotal</td> <td style="text-align:right">1,376.02</td> </tr> <tr> <td>Non Business Credit</td> <td style="text-align:right">-134.06</td> </tr> <tr> <td>Current Net Real Estate Taxes</td> <td style="text-align:right">1,241.96</td> </tr> <tr> <td>Current Net Taxes &amp; Asmts (Year)</td> <td style="text-align:right">1,241.96</td> </tr> <tr> <td>Current Net Taxes &amp; Asmts (Half)</td> <td style="text-align:right">620.98</td> </tr> </table>		Gross Real Estate Taxes	2,000.22	Tax Reduction	-624.20	Subtotal	1,376.02	Non Business Credit	-134.06	Current Net Real Estate Taxes	1,241.96	Current Net Taxes & Asmts (Year)	1,241.96	Current Net Taxes & Asmts (Half)	620.98
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Current Net Taxes & Asmts (Year)	1,241.96																			
Current Net Taxes & Asmts (Half)	620.98																			
GROSS TAX RATE	88.700000	12,540	51,880	64,420																
NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.097424	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.024356	TAXABLE VALUE																		
		Land	Building	Total																
		4,390	18,160	22,550																
HMSTD RED VALUE CLASSIFICATION R ACRES	510 0.0000	HOMESTEAD	CAUV Value	TIF	<table style="width:100%;"> <tr> <td>PAYMENTS/CREDITS</td> <td style="text-align:right">0.00</td> </tr> <tr> <td>TOTAL REAL ESTATE TAX DUE</td> <td style="text-align:right">\$620.98</td> </tr> <tr> <td>FULL YEAR AMOUNT</td> <td style="text-align:right">\$1,241.96</td> </tr> </table>		PAYMENTS/CREDITS	0.00	TOTAL REAL ESTATE TAX DUE	\$620.98	FULL YEAR AMOUNT	\$1,241.96								
PAYMENTS/CREDITS	0.00																			
TOTAL REAL ESTATE TAX DUE	\$620.98																			
FULL YEAR AMOUNT	\$1,241.96																			
DISTRIBUTION																				
Clark County	271.41	<table style="width:100%;"> <tr> <th colspan="3">SPECIAL ASSESSMENT</th> </tr> <tr> <th>PROJ # AND DESCRIPTION</th> <th>DELINQUENT</th> <th>CURRENT</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			SPECIAL ASSESSMENT			PROJ # AND DESCRIPTION	DELINQUENT	CURRENT										
SPECIAL ASSESSMENT																				
PROJ # AND DESCRIPTION	DELINQUENT				CURRENT															
Springfield Csd	801.46																			
Springfield Clark County Jvscd	44.48																			
Springfield City	82.76																			
Clark County Health & Library Levy	41.85	TOTAL																		
		<b>LAST DAY TO PAY WITHOUT PENALTY</b> <b>03/12/2021</b>																		

**Return this portion with payment**  
**REAL PROPERTY 1st HALF 2020**  
**DUE 03/12/2021**

26448

PROPERTY ADDRESS: 1426 NAGLEY ST	STUB # 56510	PARCEL NUMBER 340-07-00027-204-011 <span style="float:right"><b>PAGE</b> 15864/3 <b>LINE</b></span>
OWNER NAME: ELLIOTT DONALD B & SUSAN M		
Make Checks Payable to:  <b>MICHELLE R. HARRIS or</b> <b>CLARK COUNTY TREASURER</b>	TREASURER'S COPY	<b>HALF YEAR</b> <span style="float:right">\$620.98</span>
		<b>FULL YEAR</b> <span style="float:right">\$1,241.96</span>

000034007000272040110000000000000000620980000124196

ANDREWS DANIEL S	1023 LEISURE LN	OKEECHOBEE, FL 34974
ANDREWS DANIEL S	1023 LEISURE LN	OKEECHOBEE, FL 34974
BAD 3 LLC	590 E POSSUM RD	SPRINGFIELD, OH 45502
BD OF EDUCATION SPFLD CITY S D	1500 W JEFFERSON ST	SPRINGFIELD, OH 45506
BETTS TERRY L	1428 BARCLAY ST	SPRINGFIELD, OH 45505
BOARD OF EDUCATION OF SPRINGFIELD CITY	1500 W JEFFERSON ST	SPRINGFIELD, OH 45506
BURKHARD NICHOLAS R	1563 RUTLAND AVE	SPRINGFIELD, OH 45505
CASTLE LINDA S	206 HUMES RIDGE RD APT 301	WILLIAMSTOWN, KY 41097
ELLIOTT DONALD B & SUSAN M	1426 NAGLEY ST	SPRINGFIELD, OH 45505
ELLIOTT DONALD S	1415 BARCLAY ST	SPRINGFIELD, OH 45505
HART ALBERT W & DELORES	1402 NAGLEY ST	SPRINGFIELD, OH 45505
JAMES ROGER D	1569 RUTLAND AVE	SPRINGFIELD, OH 45505
JOHNSON TAYLOR P	1520 FULTON AVE	SPRINGFIELD, OH 45505
LEWIS KIM M	1427 BARCLAY ST	SPRINGFIELD, OH 45505
LITTLE EARNEST L JR & SANDRA L	1566 FULTON AVE	SPRINGFIELD, OH 45505
NAVE DOUGLAS E & ROENGRUEDEE	1416 BARCLAY ST	SPRINGFIELD, OH 45505
STEVENS SHARI L & MARK	1602 FULTON AVE	SPRINGFIELD, OH 45505
STEVENS WALTER F JR & PATRICIA A	1424 BARCLAY ST	SPRINGFIELD, OH 45505
TACKETT JOLITA L	1403 BARCLAY ST	SPRINGFIELD, OH 45505
WEST REBECCA K	1407 BARCLAY ST	SPRINGFIELD, OH 45505
WILDCAT RENTALS LLC	PO BOX 2471	SPRINGFIELD, OH 45501
WILSON EDWARD & DEBRA K	1420 NAGLEY ST	SPRINGFIELD, OH 45505

**Agenda Item # 5**

**Case # 21-Z-04**  
**Amend an Approved**  
**CC-2A Plan**



## Staff Report

TO: City Planning Board

DATE: May 5, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #21-Z-04

### **GENERAL INFORMATION:**

Applicant: HC Clover Architech, 8813 Penrose Lane, Suite 400,  
Lexena, KS 66219

Owner: USPG Portfolio Two LLC, 3665 Fishinger Blvd, Hilliard,  
OH 43026

Requested Action: Amend an approved CC-2A site plan to allow for  
construction of a new restaurant

Location: N Bechtle Avenue, parcel #3300600006300025

Size: 0.39 acre

Existing Land Use and Zoning: Vacant Commercial, CC-2A

Surrounding Land Use and Zoning: North: Commercial, CC-2A  
East: Commercial, CC-2A  
South: Commercial, CC-2A  
West: Commercial, CC-2A

Applicable Regulations: Chapter 1130 Special Provisions

File Date: April 8, 2021

### **BACKGROUND:**

The applicant seeks approval to amend a Shopping Center District Plan to construct a new restaurant. The restaurant will be approximately 2300 square feet and will have a drive through.

### **ANALYSIS:**

#### **Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as “Commercial Center.”

### **Staff Comments:**

City Manager’s Office: No objections

## **Staff Report**

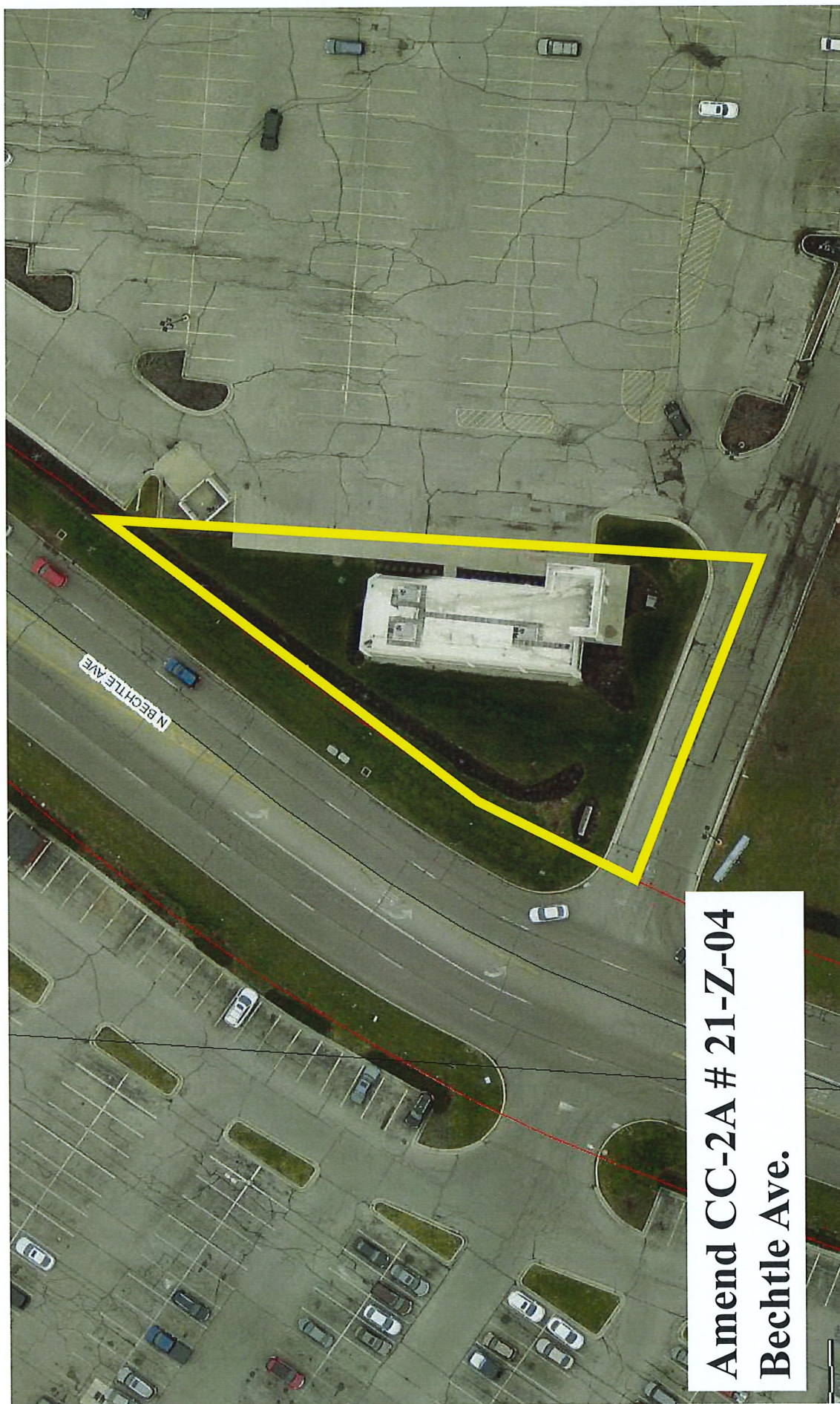
City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections - building inspections will address any issue during permit process
Planning/Zoning Division:	No objections

### **STAFF RECOMMENDATION:**

Approval of request to amend the shopping center plan.

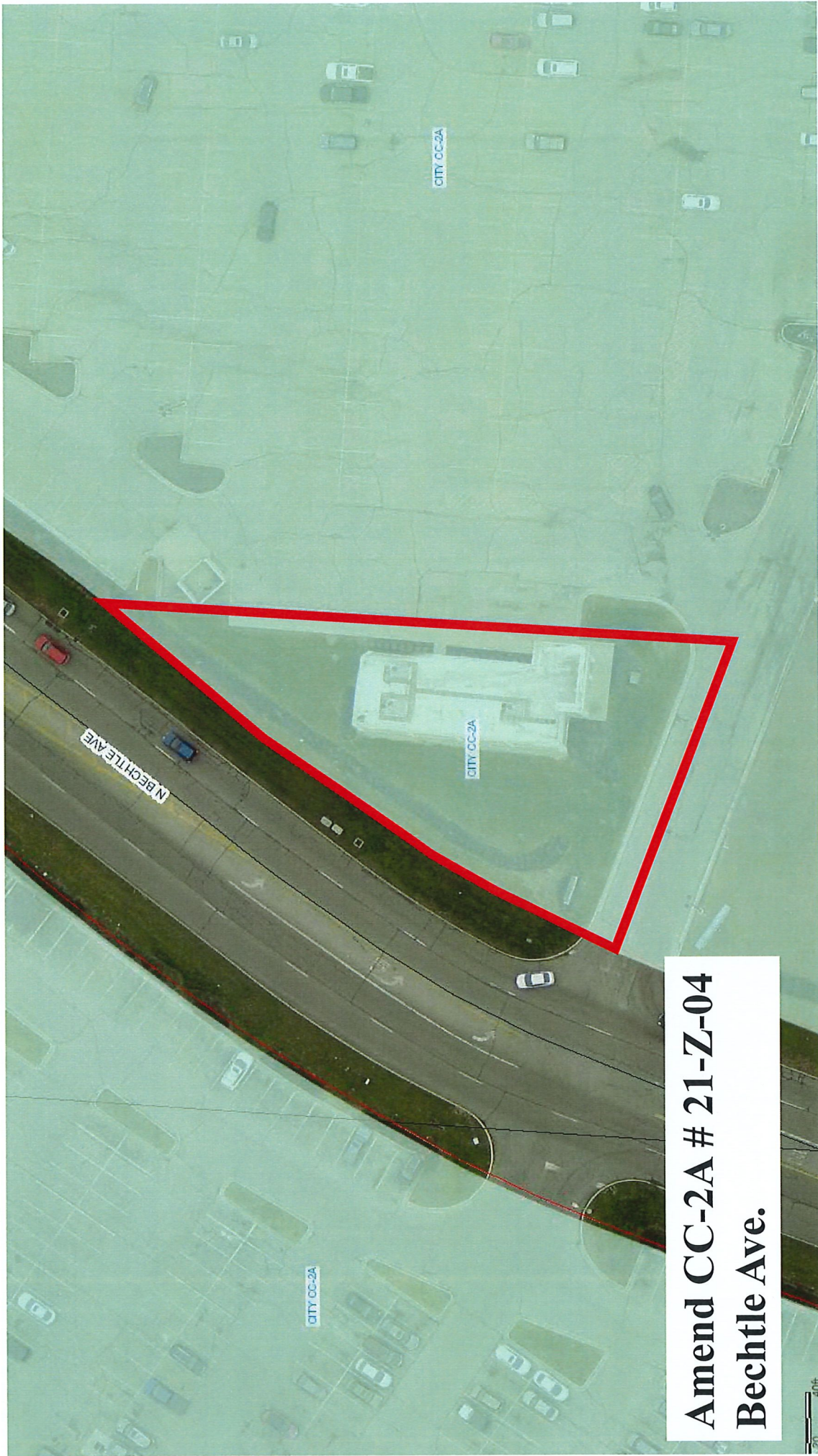
### **ATTACHMENTS:**

1. Vicinity and zoning map
2. Application

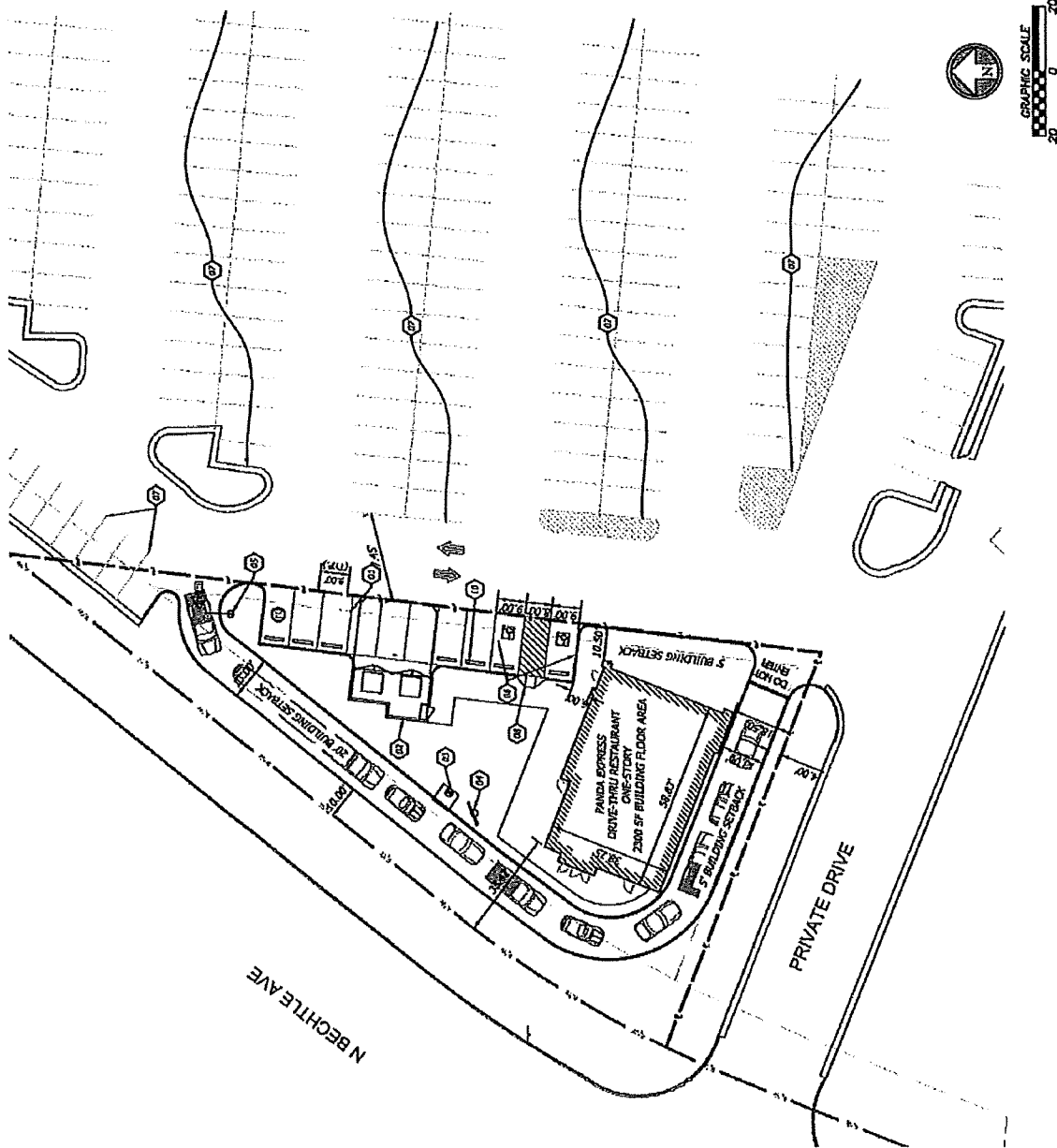


**Amend CC-2A # 21-Z-04  
Bechtle Ave.**





**Amend CC-2A # 21-Z-04  
Bechtle Ave.**







**FOR OFFICE USE ONLY**

Case #: 21-Z-04  
Date Received: 4/8/21  
Received by: em  
Application Fee: \$ 289  
Review Type:  
☐ Admin ☒ CPB ☐ BZA

**GENERAL APPLICATION****A. PROJECT**

1. Application Type & Project Description *(attach additional information, if necessary):*

For review of a free standing single story restaurant with drive thru and separate trash enclosure

2. Address of Subject Property: 1600 Bechtle Ave. Springfield, OH 45504

3. Parcel ID Number(s): 330060000630025

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: 0.39 acres (16,988.4 sqft.)

6. Current Use of Property: vacant commercial retail building and trash enclosure

7. Current Zoning of Property: CC-2A

**B. APPLICANT**

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☐ Owner

☒ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): Henry C. Klover

Title: Proprietor

Company (if applicable): HC Klover Architect

Mailing address:  
8813 Penrose Lane, Suite 400

City: Lenexa State: KS ZIP: 66219

Telephone: (913) 649-8181 Fax: (913) 649-1275

Email  
hcpermitting@klover.net



3. If the applicant is agent for the property owner:

Name of Owner (title holder): Mark Schultz

Mailing Address: 1683 Walnut Grove Ave.

City: Rosemead State: CA ZIP: 91770

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**

[Signature]  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Henry C. Klover

Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

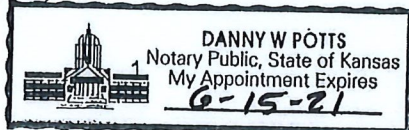
State of ~~Ohio~~ KANSAS

County of JOHNSON

The foregoing instrument was acknowledged before me this 9 day of  
APRIL, 2021

by HENRY C. KLOVER (name of person acknowledged).

(seal)



[Signature]  
Notary Public Signature

My commission expires: 6-15-21

649-8181





CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

PD, CC-2A, OPD-H OR G DISTRICT DEVELOPMENT PLAN/  
OR AMEND AN EXISTING DEVELOPMENT PLAN

Date: 04/06/2021

Property Address: 1600 Bechtel Avenue, Springfield, OH 45504

Please check one: ☐ OPD-H Dev Plan ☒ CC-2A Dev Plan ☐ PD ☐ G District

The undersigned petitions for the proposed/or amendment to the development plan for  
1.2 Acres acres at 1600 Bechtel Avenue, Springfield, OH 45504 (street address or  
simple location description).

**Exhibit A**

Attach either a metes and bounds description or subdivision and lot number description.

**Exhibit B**

Attach a site plan of the petitioned lands.

**Exhibit C**

Attach a full description of the proposed development plan or amendment to the  
development plan including a site plan and all required associated materials according to  
the zoning request.

**Exhibit D**

1. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?
2. Are adequate sanitary sewer, water, and storm drainage facilities available?

**Exhibit E**

List reasons for the requested action.

The undersigned deposes and states that I am the owner or authorized agent of the property involved in this petition.

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

HENRY C. KLOVER - PROPRIETOR HC KLOVER ARCHITECTS

\_\_\_\_\_  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

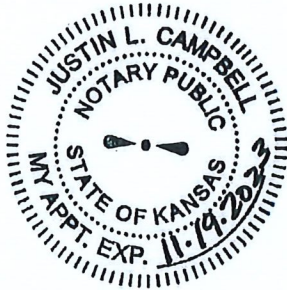
County of

Clark

The foregoing instrument was acknowledged before me this 6 day of April, 2021

by Justin Campbell (name of person acknowledged).

(seal)



\_\_\_\_\_  
Notary Public Signature

My commission expires: NOV. 19, 2023



■ Planning & Zoning

**CITY OF SPRINGFIELD**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 1600 Bechtle Avenue, Springfield, OH 45504  
Parcel No.: 3300600006300025  
Acreage: 0.39

Agent Name: Henry C. Klover on behalf of Panda Express Restaurant Group  
Agent Tax Mailing Address: 8813 Penrose Lane Suite 400  
Lenexa, KS 66219  
Agent Phone Number: (913)649-8181

Owner Name: Mark Schultz on behalf of Panda Express Restaurant Group.  
Owner Tax Mailing Address: 1683 Walnut Grove Ave. Rosemead CA, 91770  
  
Owner Phone Number: (626)799-9898

Requested Action Conditional Use review of the proposed development to permit a freestanding restaurant  
(to be conducted by with drive through and trash enclosure.  
Agent, authorized by  
owner):

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Mark Schultz

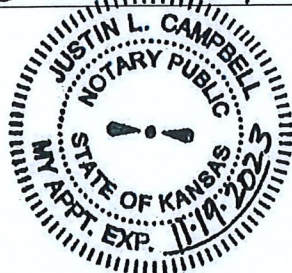
Printed name: Mark Schultz

Date: 03/22/21

State of Ohio  
County of Clark

The foregoing instrument was acknowledged before me this 22 day of March, 20 21  
by Justin Campbell (name of person acknowledged).

(seal)



[Signature]  
Notary Public Signature

My commission expires: Nov. 19, 2023





SITE PLAN	1	KEY NOTES	A
Scale: 1/16" = 1'-0"		Scale: NTS	



PANDA EXPRESS, INC.  
10000 WILSON AVENUE  
TOWSON, CALIFORNIA  
91770  
Telephone: 626.795.9588  
Facsimile: 626.772.2558

All items, designs, arrangements and plans included in this set of drawings are the property of Panda Express, Inc. and shall remain confidential. No part of this set of drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Panda Express, Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY:

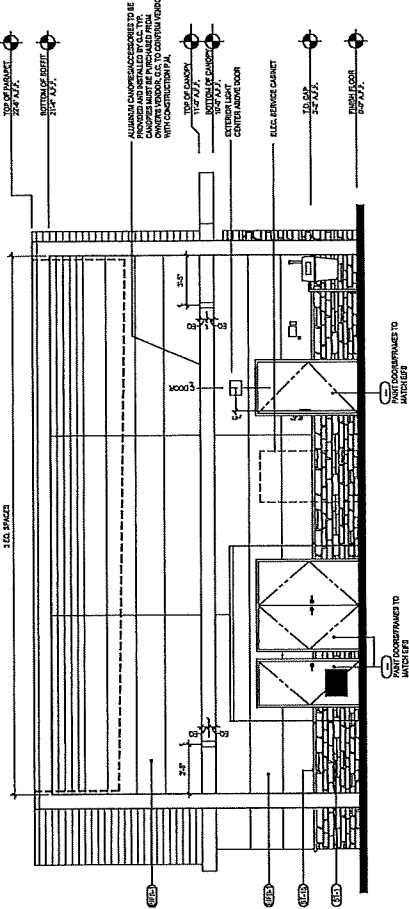
PANDA PROJECT #: 58-22-00895  
PANDA STORE #: -  
ARCH PROJECT #: 20040022



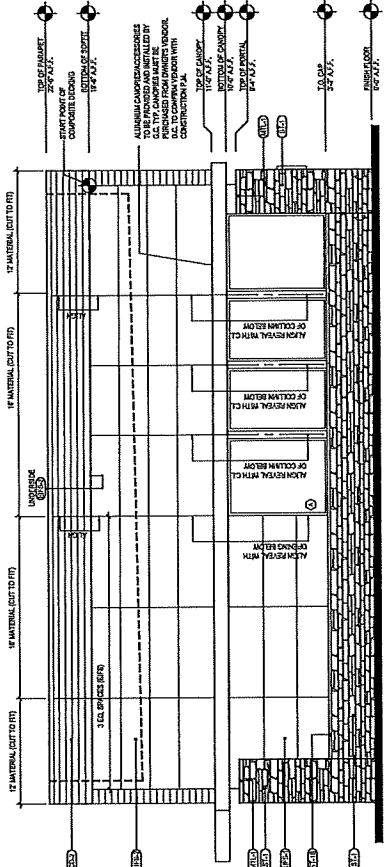
PANDA EXPRESS  
THE WARM & WELCOME  
1500 BECHTOLD AVE.  
SPRINGFIELD, OH 45504

A-200  
EXTERIOR  
ELEVATIONS

TRUE WARM & WELCOME 2/20/15

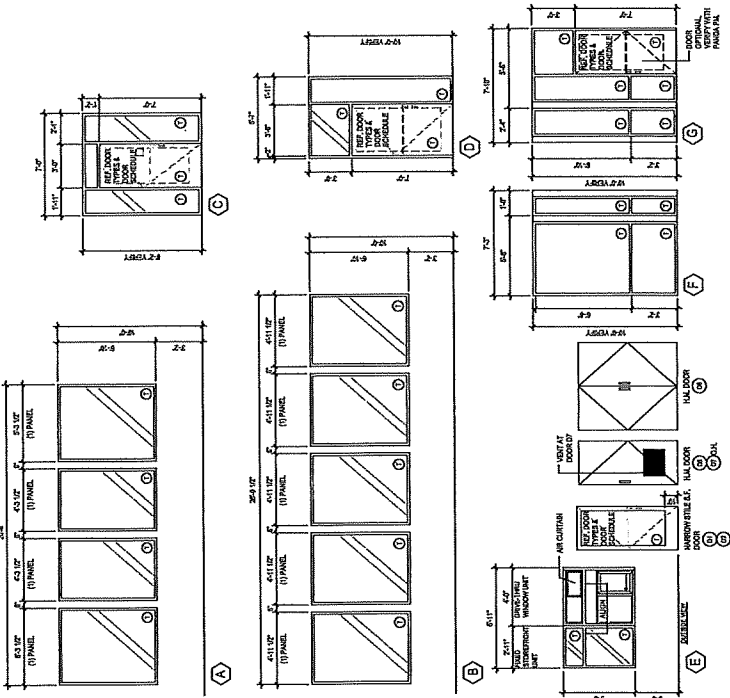


NORTH ELEVATION 2  
Scale: 1/4" = 1'-0"



SOUTH ELEVATION 1  
Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ITEM	DESCRIPTION	FINISH	NOTES
1.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
2.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
3.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
4.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
5.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
6.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
7.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
8.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
9.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
10.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
11.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
12.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
13.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
14.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
15.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
16.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
17.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
18.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
19.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE
20.0	STANDARD EXTERIOR FINISH	PAINT	SEE SCHEDULE



WINDOW AND DOOR ELEVATIONS 3  
Scale: 1/4" = 1'-0"



PANDA EXPRESS, INC.  
1800 Walnut Grove Ave.  
Broomfield, California  
81170  
Telephone: 303.439.8888  
Fax: 303.439.8888

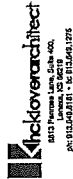
All plans, drawings, specifications and other information are the property of Panda Express, Inc. and shall remain the confidential property of Panda Express, Inc. and shall not be reproduced, copied, or otherwise used in any manner, in whole or in part, without the written permission of Panda Express, Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY:

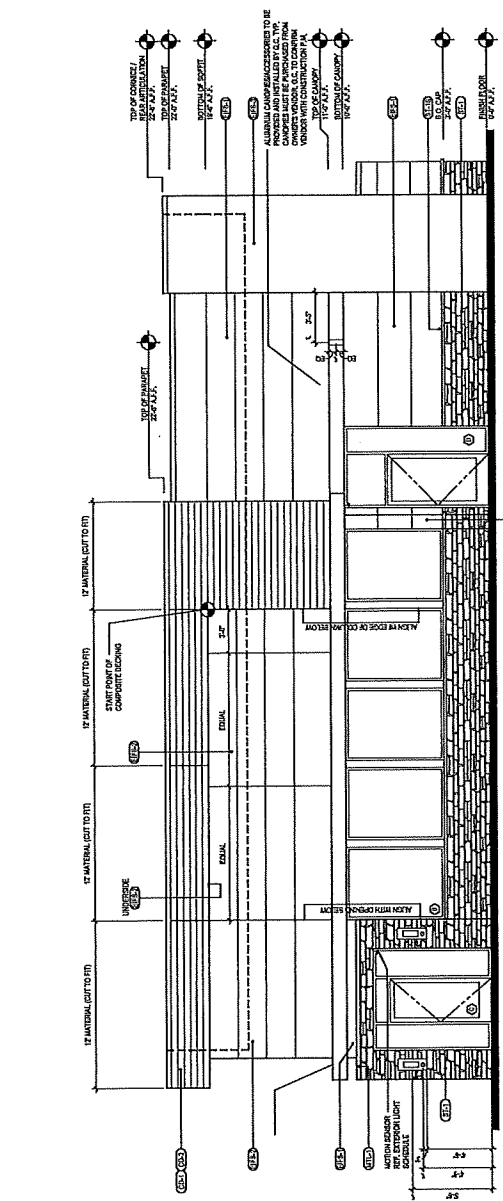
PANDA PROJECT #: 08-22-2006  
PANDA STORE #: -  
ARCH PROJECT #: 2004002



PANDA EXPRESS  
TRIE WASH & WELCOME  
1800 BECKLE AVE.  
SPRINGFIELD, OH 45504

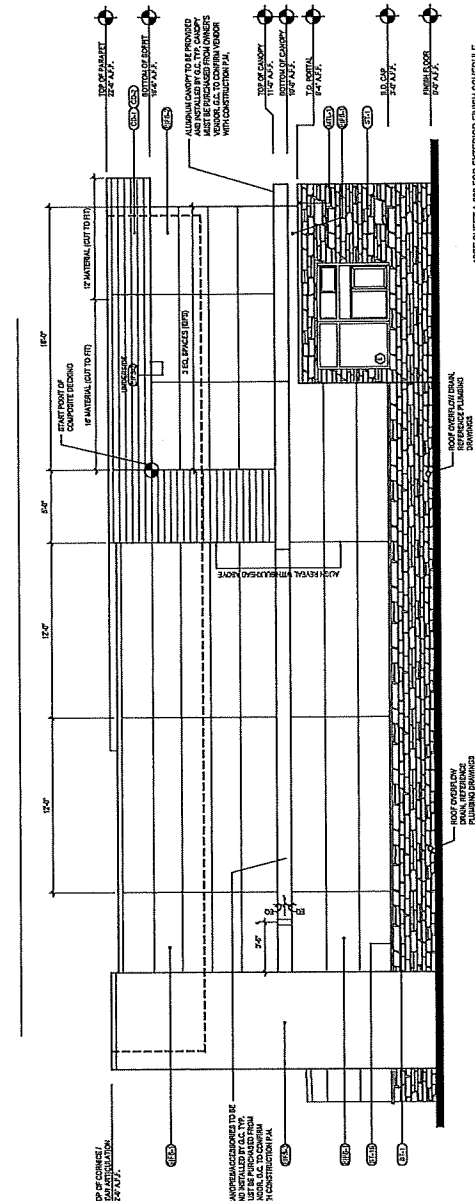
A-201  
EXTERIOR  
ELEVATIONS

TRUE NORTH & WELCOME 2200 RS



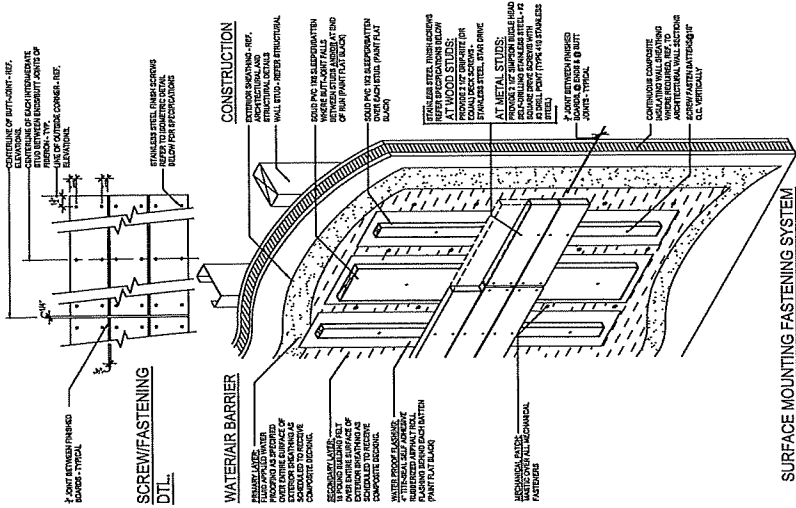
\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION 2  
Scale: 1/4" = 1'-0" A-201



\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION 1  
Scale: 1/4" = 1'-0" A-201



SURFACE MOUNTING FASTENING SYSTEM  
COMPOSITE DECK FASTENING & WATER PROOFING 3  
Scale: 1/2" = 1'-0" A-201



PANDA EXPRESS, INC.  
1883 Via del Norte Ave.  
Rancho Santa Fe, California  
91767  
Tel: 949.252.2888  
Fax: 949.252.2889

1. This drawing is the property of Panda Express, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Panda Express, Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: 09-22-0006  
PANDA STORE #: 2004022  
ARCH PROJECT #: 2004022

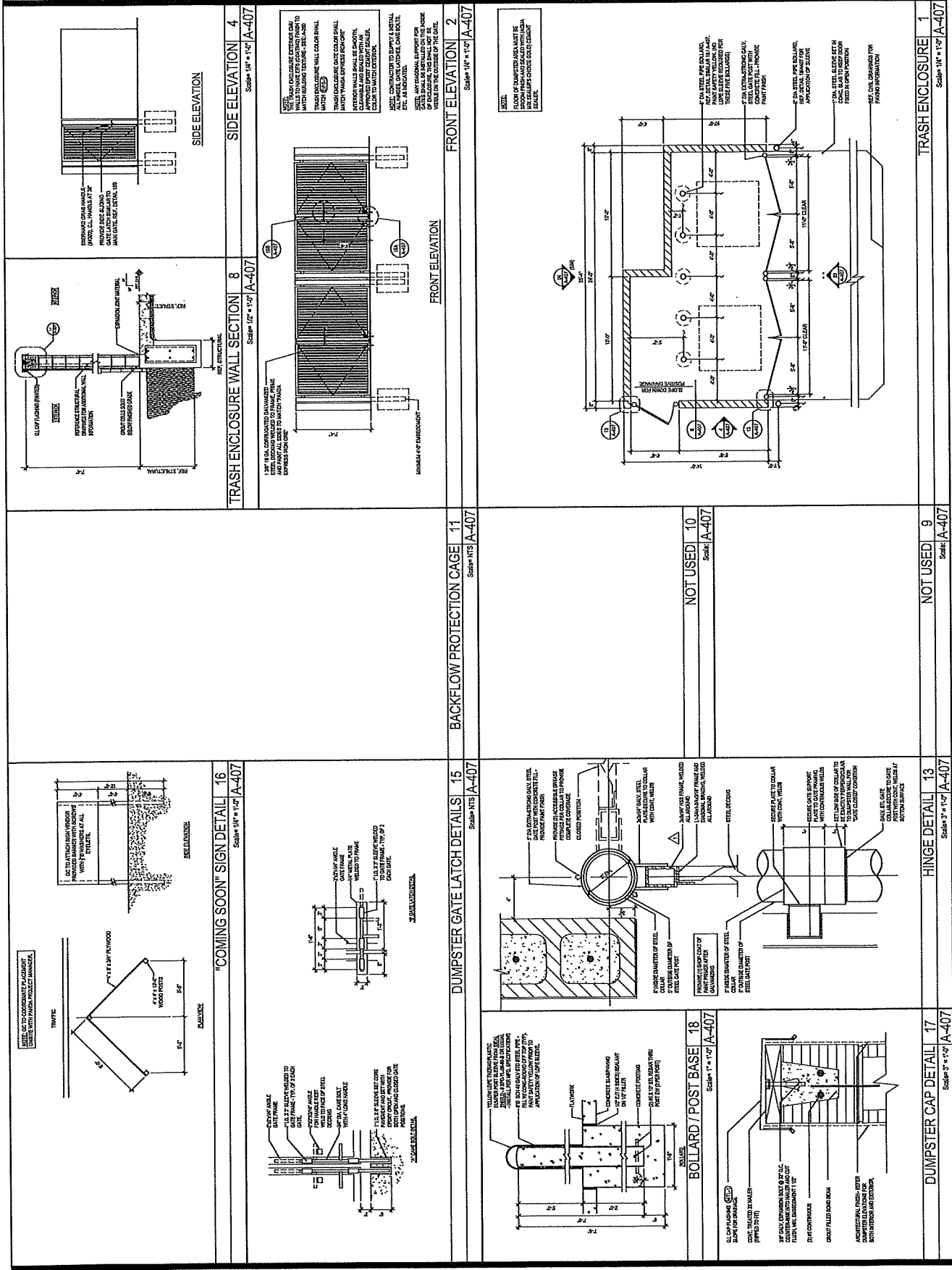


PANDA EXPRESS  
TRUE WARM & WELCOME  
1800 BECHTEL AVE.  
SPRINGFIELD, OH 45504

A-407

TRASH ENCLOSURE  
DETAILS

TRUE WARM & WELCOME 2006 RS











11

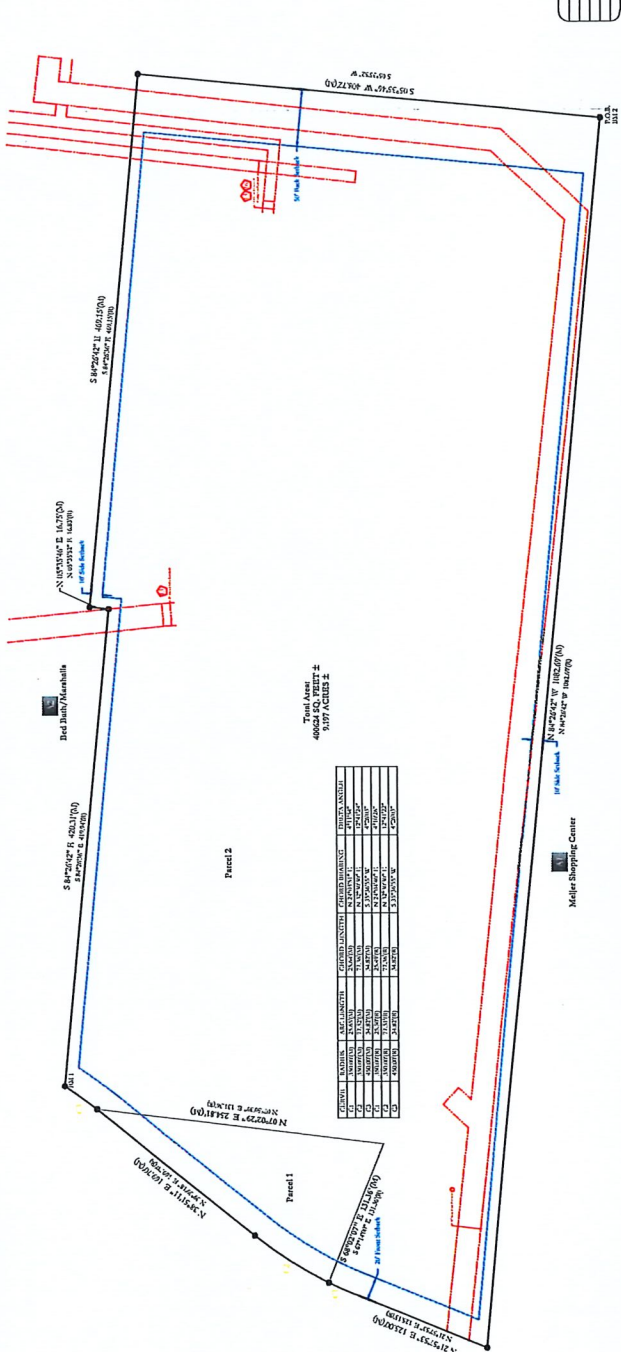


James D Bruner P.L.S. #A541 DATED 12/7/20

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS  
3825 N. SHILOH DRIVE  
HAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479-443-4506  
FAX: 479-582-1883  
[www.blewinc.com](http://www.blewinc.com)

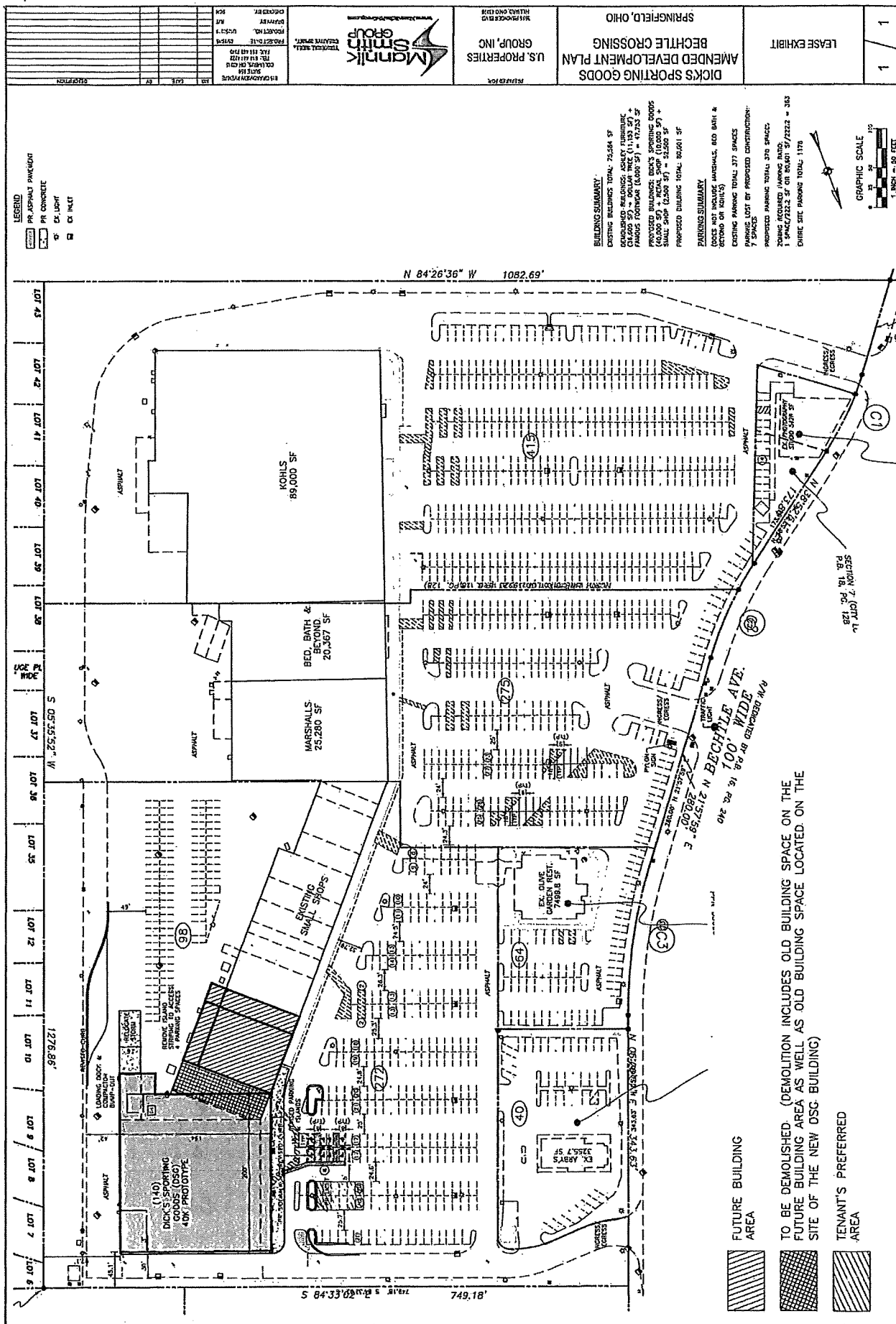
DATE OF BIRTH	7/21 12/7/2020	RELATIONS	G.C./P.R.S.	RECEIVED	TA
CLERK'S OFFICE	Clark, Ohio	JAN 10 2021		20-60475	
FACILITY NO		1640 Beeble Avenue, Springfield, Ohio 45504			
<div style="text-align: center;">  </div>					
<div style="text-align: center;">  </div>					

Sheet 1 of 1

[illegible]

CLINICAL	RADIOL	REF. LENGTH	CHORD LENGTH	CHORD BENDING	DIETA ANGLE
$\bar{c}_1$	$3.0470 \times 10^{-1}$	$2.8451 \times 10^{-1}$	$2.9470 \times 10^{-1}$	$3.2470 \times 10^{-1}$	$4.1112^\circ$
$\bar{c}_2$	$3.0470 \times 10^{-1}$	$3.1470 \times 10^{-1}$	$3.0470 \times 10^{-1}$	$3.2470 \times 10^{-1}$	$1.7112^\circ$
$\bar{c}_3$	$4.0470 \times 10^{-1}$	$3.4470 \times 10^{-1}$	$3.4470 \times 10^{-1}$	$3.3470 \times 10^{-1}$	$4.2011^\circ$
$\bar{c}_4$	$3.0470 \times 10^{-1}$	$2.8470 \times 10^{-1}$	$2.8470 \times 10^{-1}$	$3.2470 \times 10^{-1}$	$4.1012^\circ$
$\bar{c}_5$	$3.0470 \times 10^{-1}$	$3.1470 \times 10^{-1}$	$3.1470 \times 10^{-1}$	$3.2470 \times 10^{-1}$	$1.7412^\circ$
$\bar{c}_6$	$4.0470 \times 10^{-1}$	$3.4470 \times 10^{-1}$	$3.4470 \times 10^{-1}$	$3.3470 \times 10^{-1}$	$4.2011^\circ$

Algebra Benchmarks			
Benchmark #1		Benchmark #2	
Type	FP 32	Type	FP 32
Northring	711334.12	Northring	710837.70
Eastring	1594468.18	Eastring	1595314.71
Revelation	922.00	Revelation	954.29











ARCP MT SPRINGFIELD OH LLC	PO BOX 460389 DEPT 250	HOUSTON, TX 77056
MEIJER STORES LIMITED PARTNERSHIP	2929 WALKER AVE N W	GRAND RAPIDS, MI 49544
USPG PORTFOLIO SIX LLC	3665 FISHINGER BLVD	HILLIARD, OH 43026
HC Clover Architech	8813 Penrose Lane, Suite 400	Lexena KS, 66219

**Agenda Item # 6**

**Case # 21-Z-05**  
**Rezoning**

## Staff Report

TO: City Planning Board

DATE: May 5, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #21-Z-05

### **GENERAL INFORMATION:**

Applicant: Wynette Carter-Smith, 1116 S Limestone St., Springfield, OH 45505

Owner: Joshne Inc, 1116 S Limestone St., Springfield, OH 45505

Requested Action: Rezone 1106-1112 and 1116 S Limestone Street from RM-12, Low-Density, Multi-Family Residence District to CN-2, Neighborhood Commercial District.

Location: 1106-1112 and 1116 S Limestone Street

Size: 0.34 acre

Existing Land Use and Zoning: Commercial, RM-12

Surrounding Land Use and Zoning: North: Residential, RM-12  
East: Residential, RS-8  
South: Residential, RM-12  
West: Residential, RM-12

Applicable Regulations: Chapter 1174 Amendments

File Date: April 13, 2021

### **BACKGROUND:**

The applicant seeks approval to rezone the subject parcels to CN-2. Under the current residential zoning, the salon use is a legal nonconforming use. Rezoning will make the current salon a conforming use and allow the owner to expand the business in the future.

### **ANALYSIS:**

#### **Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as “Traditional Neighborhood, High Intensity.”

The purpose of this district is to provide for the development of pedestrian-oriented uses that serve the small-scale retail, service, office, and entertainment needs of one or more fully developed



## Staff Report

residential neighborhoods.

CN-2 allows for the following uses:

### **Principal Uses:**

- (a) Financial institution.
- (b) Grocery store, including specialty foods such as bakery and delicatessen goods (limited to maximum of 5,000 SF per store).
- (c) Personal service establishment. (Ord. 14-113. Passed 5-13-14.)
- (d) U.S. postal station.
- (e) Videotape rental store.
- (f) Copy service establishment.
- (g) Meeting Hall.
- (h) Optical, prosthetics, medical and dental supply store, limited to retail sales.
- (i) Pharmacy limited to the retail sale of drugs and pharmaceutical products (limited to maximum of 5,000 SF per store).
- (j) Museum and art gallery.
- (k) Office use allowed in the CO-1 District.
- (l) Retail establishment (including a restaurant, does not include a drive-in restaurant), except those uses listed as conditional uses (limited to maximum of 5,000 SF per business).

### **Provisional Uses:**

- (a) Dwelling located above the ground floor of another principal use allowed in this district, provided the density shall not exceed one (1) dwelling unit per 1,000 square feet of lot area for mixed-use buildings and 1,800 square feet for residential use buildings.
- (b) Duplex, subject to the dimensional requirements of the RM-12 district and provided the minimum lot area shall be 5,000 square feet and the minimum lot area per unit shall be 2,000 square feet.
- (c) Dwelling, single-family detached, subject to the dimensional requirements of the RS-8 district.
- (d) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135 and the dimensional requirements of the RM-12 district and provided the minimum lot area per unit shall be 1,800 square feet.
- (e) Religious institution subject to the requirements of Chapter 1135.

### **Conditional Uses:**

- (a) Day-care center.
- (b) Public utility and public use, subject to the requirements of Chapter 1135.
- (c) Emergency housing, provided the minimum lot area shall be at least 300 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for

## Staff Report

- guests.
- (d) Laundromat.
  - (e) Laundry and dry cleaning pick-up and delivery services establishment.
  - (f) School, specialized or general private instruction.
  - (g) Commercial recreational use.
  - (h) Theater (limited to maximum of 5,000 SF total theater space per building).
  - (i) Club
  - (j) Building construction and assembly.
  - (k) Communication station, center, and studio (not including a tower).
  - (l) Manufacture, compounding, processing, treatment assembling of articles or components from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather (except a tannery), metal, paper, plastics, precious or semi-precious metals or stones, rubber, shells, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills), and yarns.
  - (m) Wholesale trade and warehouse establishment.
  - (n) Retail establishment in excess of 5,000 square feet (including a restaurant, does not include a drive-in restaurant).
  - (o) Manufacture, processing and packaging of food and kindred products except grain milling and processing, stockyards and slaughter houses.
  - (p) Dwelling located on the ground floor of another principle use, provided the density shall not exceed one (1) dwelling unit per 1,800 square feet of lot area.
  - (q) Hotel.
  - (r) Parking, non-accessory. All parking must be screening using urban screening. Urban screening shall consist of a natural stone or brick material and iron or similar material. Urban screening shall consist of a minimum of 10 percent opacity by including, at a minimum, one masonry post once every 10 feet. The materials for screening and their placement shall comply with the requirements of Subsection 1156.01 and 1161.02(h).
  - (s) Community center, subject to requirements of Chapter 1135.

### **Surrounding Land Use:**

Permitted uses in CN-2 are compatible with the surrounding land uses along the S Limestone Street corridor.

### **Thoroughfare Plan:**

S Limestone Street is classified as a Primary Arterial street.

### **Staff Comments:**

City Manager's Office:	No objections
City Service Department:	No objections
City Police Department:	No objections

## **Staff Report**

City Fire Department:	No objections
City Building Inspections Division:	No objections – building inspections will address any issue during permit process
Planning/Zoning Division:	No objections

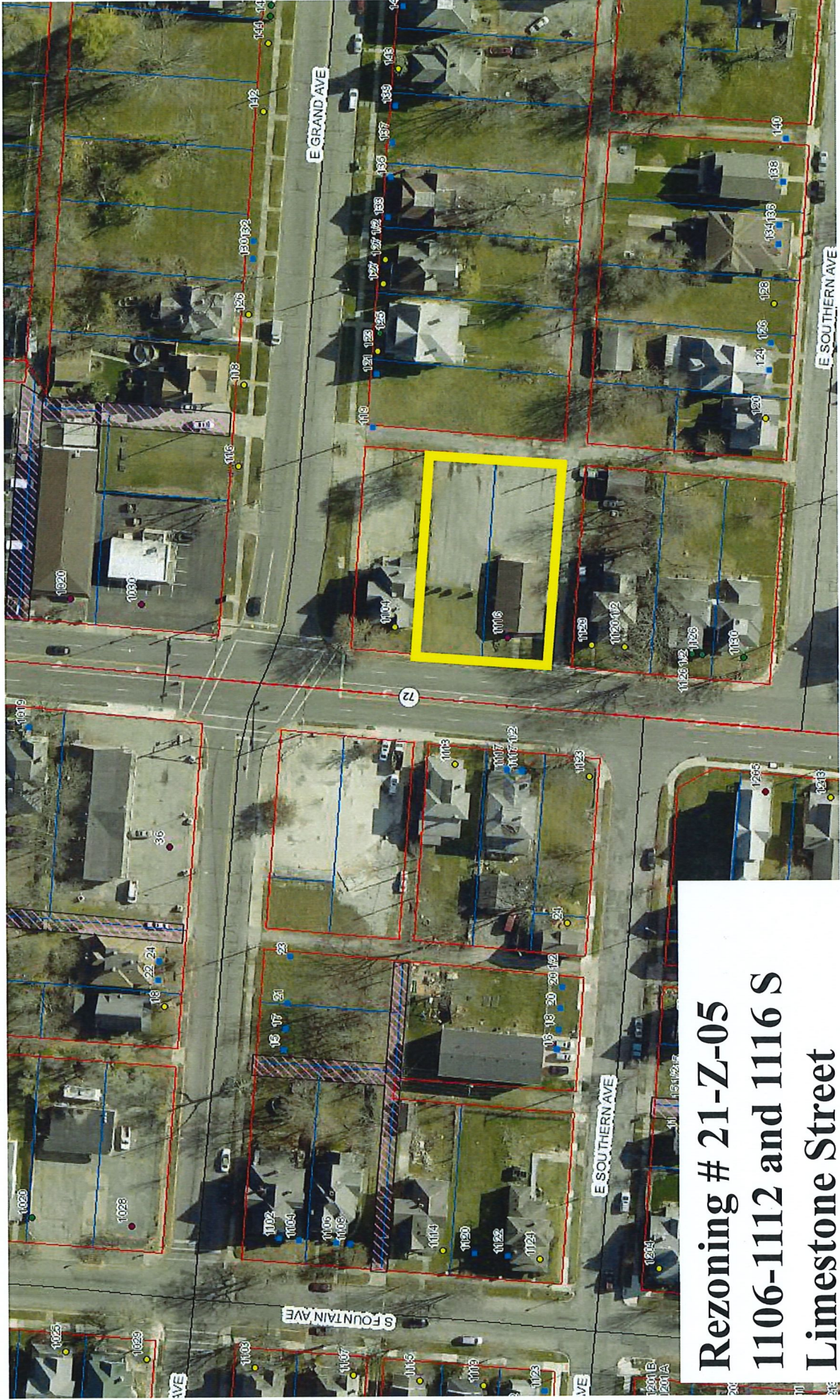
### **STAFF RECOMMENDATION:**

Approval of request to rezone 1106-1112 & 1116 S Limestone St.

### **ATTACHMENTS:**

1. Vicinity and zoning map
2. Application









**Rezoning # 21-Z-05  
1106-1112 and 1116 S  
Limestone Street**







**FOR OFFICE USE ONLY**Case #: 21-Z-05 & 06Date Received: 4/13/21Received by: STApplication Fee: \$ 285

Review Type:

☐ Admin ☒ CPB ☐ BZA**GENERAL APPLICATION****A. PROJECT**

1. Application Type &amp; Project Description (attach additional information, if necessary):

Rezoning2. Address of Subject Property: 1116 S. Limestone, 1106-1112 S Limestone lot next door 119 & 121 E. Grand St

3. Parcel ID Number(s): \_\_\_\_\_

4. Full legal description attached? ☐ yes ☒ no

5. Size of subject property: \_\_\_\_\_

6. Current Use of Property: Commercial

7. Current Zoning of Property: \_\_\_\_\_

**B. APPLICANT**1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)2. Name of Applicant(s) or Contact Person(s): Wynette P. Carter-Smith

Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: 1116 S. Limestone StreetCity: Springfield State: Ohio ZIP: 45505Telephone: (937) 605-5240 Fax: ( ) \_\_\_\_\_Email: nsjade@msn.com

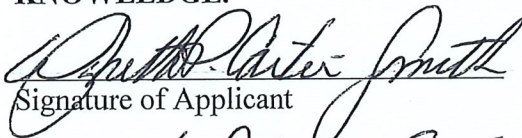
3. If the applicant is agent for the property owner:

Name of Owner (title holder): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**



Signature of Applicant

Wynette P. Carter-Smith

Typed or printed name and title of applicant

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of

April, 2021

by Rebecca A Carden (name of person acknowledged).

(seal)




REBECCA A CARDEN  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 07-25-25

Rebecca A Carden

Notary Public Signature

My commission expires: 7-25-25



 Planning & Zoning

CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
REZONING APPLICATION

Date: 4/13/2021

Property address: 1116 S. Limestone St., lot next door, 119 & 121 E. Grand Ave

The undersigned petitions that the following described property be rezoned from a/an RM-12 District to a/an CN-2 District containing \_\_\_\_\_ acres.

Please submit the following Exhibits with this rezoning application:

**EXHIBIT A**

Attach either a metes and bounds legal description or subdivision and lot number description (this can be obtained at the A. B. Graham Building).

**EXHIBIT B**

Attach a site plan of the petitioned lands.

**EXHIBIT C**

Rezoning request statement: Attach a sheet listing your reasons for the zoning district amendment.

**EXHIBIT D**

1. Is the requested zone compatible to existing zoning and land use in the area?

yes

2. Does it conform to the City's adopted Land Use Plan and the best overall Community Development?

yes



3. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?

yes

4. Are adequate sanitary sewer, water, and storm drainage facilities available?

yes

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.**

Wynette P. Carter-Smith  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Wynette P. Carter-Smith  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2021

by Rebecca A Carden (name of person acknowledged).

(seal)



REBECCA A CARDEN  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 07-25-25

Rebecca A Carden

Notary Public Signature

My commission expires: 7-25-25

We are looking expand our business.

ALLEGHENY WEST CONFERENCE CORP OF	36 E GRAND AVE	SPRINGFIELD, OH 45506
ALLEGHENY WEST CONFERENCE CORP OF	36 E GRAND AVE	SPRINGFIELD, OH 45506
BROWN JAMES	1421 S CENTER ST	SPRINGFIELD, OH 45506
CLARK MELISSA	15400 KNOLL TRAIL STE 201	DALLAS, TX 75248
DAUGHERTY RONALD	109 S RACE ST	SPRINGFIELD, OH 45506
FAZIO CHARLES J	1020 S LIMESTONE ST	SPRINGFIELD, OH 45505
FAZIO REAL ESTATE HOLDINGS LLC	1808 SHRINE RD	SPRINGFIELD, OH 45502
FERRYMAN SHARON	512 WARREN DR	SPRINGFIELD, OH 45503
HARGROSE MICHAEL E & DELORES J	556 KINGSWOOD DR N	SPRINGFIELD, OH 45503
INTERFAITH HOSPITALITY NETWORK OF	OF SPRINGFIELD INC	SPRINGFIELD, OH 45506
JACKSON STEPHEN	1935 MAGNOLIA BLVD	SPRINGFIELD, OH 45503
JOSHNE HAIR & NAIL SALON INC	1116 S LIMESTONE ST	SPRINGFIELD, OH 45505
JUNK PROPERTIES LLC	4511 MC CORD ST	SPRINGFIELD, OH 45503
MARCY DORIS	104 SE 84TH AVE	PORTLAND, OR 97216
MOATS MARSHA L & CHRISTINA E WHALEY	118 E GRAND AVE	SPRINGFIELD, OH 45505
PAYTON JOHN W	115 ARDMORE ROAD	SPRINGFIELD, OH 45504
PRICE CHRIS W	PO BOX 224	ENON, OH 45323
QUEEN PHYLLIS	4216 S CLOVERDALE AVE	LOS ANGELES, CA 90008
QUESENBERRY DON	135 E GRAND AVE	SPRINGFIELD, OH 45505
RAHMANI RACHID	17886 WOODVIEW DR	MARYSVILLE, OH 43040
SANON JEANNOT	1104 S LIMESTONE ST	SPRINGFIELD, OH 45505
SWEET AND SASSY RENTALS LLC	826 SYLVAN SHORES DR	SOUTH VIENNA, OH 45369
TAYLOR JAMES R III	4311 MOOREFIELD RD	SPRINGFIELD, OH 45502
TOBIN STEVEN	203 SHADLA RD	SPRINGFIELD, OH 45505
URQUILLA ANA MARIA MURRIETA	127 JOHN CLARKE RD	MIDDLETOWN, RI 02842



BROWN JAMES	1421 S CENTER ST	SPRINGFIELD, OH 45506
BROWN JAMES	1421 S CENTER ST	SPRINGFIELD, OH 45506
CLARK MELISSA	15400 KNOLL TRAIL STE 201	DALLAS, TX 75248
CUNNINGHAM CHARLES A & JEFFREY L	4869 HALEY WAY	GROVE CITY, OH 43123
FAZIO CHARLES J	1020 S LIMESTONE ST	SPRINGFIELD, OH 45505
FAZIO CHARLES J	1100 GREEN OAK CT	SPRINGFIELD, OH 45503
FERRYMAN SHARON	512 WARREN DR	SPRINGFIELD, OH 45503
HARGROSE MICHAEL E & DELORES J	556 KINGSWOOD DR N	SPRINGFIELD, OH 45506
INTERFAITH HOSPITALITY NETWORK OF	OF SPRINGFIELD INC	SPRINGFIELD, OH 45506
JOSHNE HAIR & NAIL SALON INC	1116 S LIMESTONE ST	SPRINGFIELD, OH 45505
JUNK PROPERTIES LLC	4511 MC CORD ST	SPRINGFIELD, OH 45503
KREMER WILLIAM D & DIANE R	2033 SECA ST	EL CAJON, CA 92019
LEWIS CHRIS W	PO BOX 178	SPRINGFIELD, OH 45501
MOATS MARSHA L & CHRISTINA E WHALEY	118 E GRAND AVE	SPRINGFIELD, OH 45505
MULBERRY TERRACE LIMITED PARTNERSHIP	501 W HIGH ST	SPRINGFIELD, OH 45506
QUEEN PHYLLIS	4216 S CLOVERDALE AVE	LOS ANGELES, CA 90008
QUEEN PHYLLIS	280-282 S BELMONT AVE	SPRINGFIELD, OH 45505
QUEEN PHYLLIS M	280 S BELMONT AVE #282	SPRINGFIELD, OH 45505
QUESENBERRY DON	135 E GRAND AVE	SPRINGFIELD, OH 45505
RAHMANI RACHID	17886 WOODVIEW DR	MARYSVILLE, OH 43040
SANON JEANNOT	1104 S LIMESTONE ST	SPRINGFIELD, OH 45505
SWEET AND SASSY RENTALS LLC	826 SYLVAN SHORES DR	SOUTH VIENNA, OH 45369
TAYLOR JAMES R III	4311 MOOREFIELD RD	SPRINGFIELD, OH 45502

**Agenda Item # 7**

**Case # 21-Z-06**  
**Rezoning**

## Staff Report

TO: City Planning Board

DATE: May 5, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #21-Z-06

### **GENERAL INFORMATION:**

Applicant: Wynette Carter-Smith, 1116 S Limestone St., Springfield, OH 45505

Owner: Kore 4 Konnection LLC, 1116 S Limestone St., Springfield, OH 45505

Requested Action: Rezone 119-121 E Grand Ave from RS-8, Medium-Density, Single-Family Residence District to CN-2, Neighborhood Commercial District.

Location: 119-121 E Grand Ave

Size: 0.17 acre

Existing Land Use and Zoning: Undeveloped, RS-8

Surrounding Land Use and Zoning: North: Residential, RS-8  
East: Residential, RS-8  
South: Residential, RS-8  
West: Residential, RM-12

Applicable Regulations: Chapter 1174 Amendments

File Date: April 13, 2021

### **BACKGROUND:**

The applicant seeks approval to rezone the subject parcel to CN-2. It is currently a vacant lot and has been since a house was demolished in 2006. The owner acquired the lot from the Clark County Land Bank for future business expansion.

### **ANALYSIS:**

#### **Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as “Traditional Neighborhood, High Intensity.”

The purpose of this district is to provide for the development of pedestrian-oriented uses that serve

## **Staff Report**

the small-scale retail, service, office, and entertainment needs of one or more fully developed residential neighborhoods.

CN-2 allows for the following uses:

### **Principal Uses:**

- (a) Financial institution.
- (b) Grocery store, including specialty foods such as bakery and delicatessen goods (limited to maximum of 5,000 SF per store).
- (c) Personal service establishment. (Ord. 14-113. Passed 5-13-14.)
- (d) U.S. postal station.
- (e) Videotape rental store.
- (f) Copy service establishment.
- (g) Meeting Hall.
- (h) Optical, prosthetics, medical and dental supply store, limited to retail sales.
- (i) Pharmacy limited to the retail sale of drugs and pharmaceutical products (limited to maximum of 5,000 SF per store).
- (j) Museum and art gallery.
- (k) Office use allowed in the CO-1 District.
- (l) Retail establishment (including a restaurant, does not include a drive-in restaurant), except those uses listed as conditional uses (limited to maximum of 5,000 SF per business).

### **Provisional Uses:**

- (a) Dwelling located above the ground floor of another principal use allowed in this district, provided the density shall not exceed one (1) dwelling unit per 1,000 square feet of lot area for mixed-use buildings and 1,800 square feet for residential use buildings.
- (b) Duplex, subject to the dimensional requirements of the RM-12 district and provided the minimum lot area shall be 5,000 square feet and the minimum lot area per unit shall be 2,000 square feet.
- (c) Dwelling, single-family detached, subject to the dimensional requirements of the RS-8 district.
- (d) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135 and the dimensional requirements of the RM-12 district and provided the minimum lot area per unit shall be 1,800 square feet.
- (e) Religious institution subject to the requirements of Chapter 1135.

### **Conditional Uses:**

- (a) Day-care center.
- (b) Public utility and public use, subject to the requirements of Chapter 1135.
- (c) Emergency housing, provided the minimum lot area shall be at least 300 square feet for each



## Staff Report

permanent resident and 200 square feet times the maximum permitted occupant load for guests.

- (d) Laundromat.
- (e) Laundry and dry cleaning pick-up and delivery services establishment.
- (f) School, specialized or general private instruction.
- (g) Commercial recreational use.
- (h) Theater (limited to maximum of 5,000 SF total theater space per building).
- (i) Club
- (j) Building construction and assembly.
- (k) Communication station, center, and studio (not including a tower).
- (l) Manufacture, compounding, processing, treatment assembling of articles or components from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather (except a tannery), metal, paper, plastics, precious or semi-precious metals or stones, rubber, shells, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills), and yarns.
- (m) Wholesale trade and warehouse establishment.
- (n) Retail establishment in excess of 5,000 square feet (including a restaurant, does not include a drive-in restaurant).
- (o) Manufacture, processing and packaging of food and kindred products except grain milling and processing, stockyards and slaughter houses.
- (p) Dwelling located on the ground floor of another principle use, provided the density shall not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (q) Hotel.
- (r) Parking, non-accessory. All parking must be screening using urban screening. Urban screening shall consist of a natural stone or brick material and iron or similar material. Urban screening shall consist of a minimum of 10 percent opacity by including, at a minimum, one masonry post once every 10 feet. The materials for screening and their placement shall comply with the requirements of Subsection 1156.01 and 1161.02(h).
- (s) Community center, subject to requirements of Chapter 1135.

### **Surrounding Land Use:**

S Limestone Street is classified as a Primary Arterial street.

### **Thoroughfare Plan:**

E Grand Ave is classified as a Collector street.

### **Staff Comments:**

City Manager's Office:	No objections
City Service Department:	No objections
City Police Department:	No objections

## **Staff Report**

City Fire Department:	No objections
City Building Inspections Division:	No objections – building inspections will address any issue during permit process
Planning/Zoning Division:	No objections

### **STAFF RECOMMENDATION:**

Approval of request to rezone 119-121 E Grand Ave.

### **ATTACHMENTS:**

1. Vicinity and zoning map
2. Application









**Rezoning # 21-Z-06  
119-121 E Grand Ave.**





**Agenda Item # 8**

**Case # 21-Z-07**  
**Rezoning**

## **Staff Report**

TO: City Planning Board

DATE: May 5, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #21-Z-07

### **GENERAL INFORMATION:**

Applicant: Thanh Le, 1125 Green Tree Dr., Centerville, OH 45429

Owner: Gary Thomas, 4624 Plateau Dr North, Springfield, OH 45502

Requested Action: Rezone 1220 E Home Road from CO-1, Commercial Office District to CC-2, Community Commercial District.

Location: 1220 E Home Road, Parcels 3400300025314039, 3400300025314035, and 3400300025314036

Size: 2.33 acres

Existing Land Use and Zoning: Commercial, CO-1

Surrounding Land Use and Zoning: North: Commercial, CO-1  
East: Residential, RS-5  
South: Undeveloped, PD  
West: Commercial, CO-1

Applicable Regulations: Chapter 1174 Amendments

File Date: April 19, 2021

### **BACKGROUND:**

The applicant seeks approval to rezone the subject parcel to CC-2. The buyer plans to keep the existing office and add a convenience store, restaurant, car wash, and fuel pumps. CC-2 allows for gas stations under the automobile oriented uses as a conditional use. The conditional use will require approval from the Board of Zoning Appeals.

### **ANALYSIS:**

#### **Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as “Mixed Use, Low Intensity.”

The purpose of the Community Commercial District (CC-2) is to provide locations for the

## **Staff Report**

development of community shopping and business areas which serve a major segment of the community population.

CC-2 allows for the following uses:

### **Principal Uses Permitted**

- (a) Business service establishment, except a drive- in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive- in facility.
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.

### **Provisional Uses Permitted**

None

### **Conditional Uses Permitted**

- (a) Animal specialty service, veterinary clinic, and animal hospital. Such uses shall be subject to the following requirements:
  - (1) The facility shall have no outside runs.
  - (2) Animals shall not be housed outside nor shall cages be stored outside.
  - (3) The building housing the facility shall be sound proofed to minimize the transmission of sound outside the walls of the building. A minimum sound transmission coefficient of 40 shall be maintained.
  - (4) All facilities shall be constructed and maintained in such a manner so as to prevent the emission of noxious or offensive odors.
  - (5) The facility shall be limited to the care of small domestic animals.
- (b) Automobile and truck oriented use.
- (c) Cemetery.
- (d) Day-care center.
- (e) Commercial recreational use.
- (f) Dwelling located above the ground floor of another principal use allowed in this district, provided the density does not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (g) Funeral home subject to the requirements of Chapter 1135.
- (h) Public utility or public use.
- (i) Religious institution.
- (j) School, specialized private instruction.
- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each



## Staff Report

permanent resident and 200 square feet for each guest.

- (l) Drive-in facility for a financial institution.
- (m) Mini-warehouse or self-storage facilities subject to the following requirements:
  - (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
  - (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be from such thoroughfare.
  - (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
  - (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
  - (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.
- (n) Community Center, subject to the requirements of Chapter 1135.

### **Surrounding Land Use:**

Permitted uses in CC-2 may be compatible with the surrounding commercial uses on E Home Road, but consideration of the single-family residential on Derr Road should be taken into consideration.

### **Thoroughfare Plan:**

E Home Road and Derr Road are both classified as a Secondary Arterial street.

### **Staff Comments:**

City Manager's Office:	No objections
City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – building inspections will address any issue during permit process
Planning/Zoning Division:	No objections

### **STAFF RECOMMENDATION:**

Approval of request to rezone 1220 E Home Road from CO-1 to CC-2.

## Staff Report

### ATTACHMENTS:

1. Vicinity and zoning map
2. Application





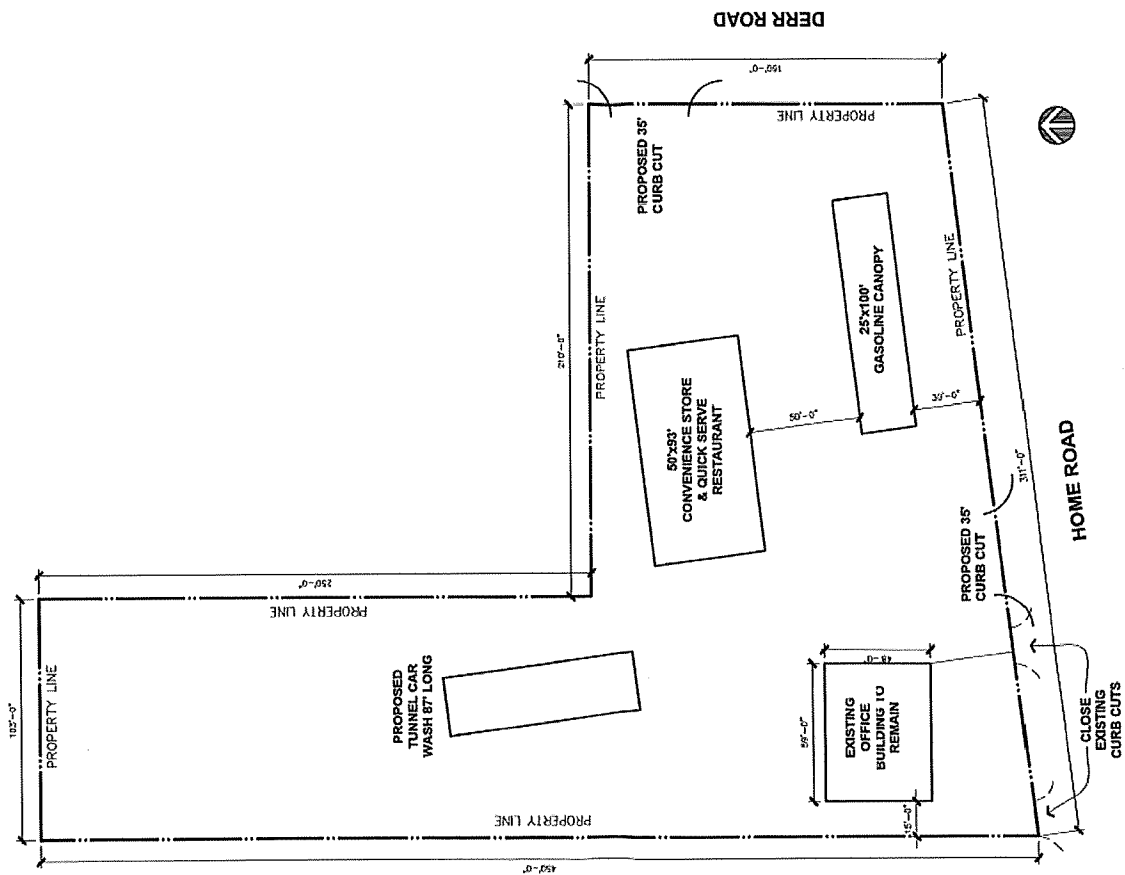




**Rezoning # 21-Z-07**  
**1220 E Home Rd.**









**FOR OFFICE USE ONLY**

Case #: 21-40  
Date Received: 4-19-21  
Received by: JLS  
Application Fee: \$ 285.00  
Review Type:  
☐ Admin ☒ CPB ☐ BZA

21-Z-07

**GENERAL APPLICATION****A. PROJECT**

1. Application Type & Project Description (*attach additional information, if necessary*):

Rezone for installation of a convenience store with gasoline, a car wash and a quick service restaurant. Use existing office for trucking company office.

2. Address of Subject Property: 1220 E Home Road

3. Parcel ID Number(s): 3400300025314035, 4036, 4039

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: 2.33 Acres

6. Current Use of Property: No use- has office building that will remain and be used as an office.

7. Current Zoning of Property: CO-1

**B. APPLICANT**

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner

☒ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): Thanh Le

Title: -----

Company (if applicable): PHO XINH LLC

Mailing address:  
1125 Green Tree Dr

City: Centerville State: Ohio ZIP: 45429

Telephone: ( 937 ) 409.0716 Fax: ( ) -----

Email  
Tle3609@gmail.com



3. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?

Yes. It will not adversely affect the capacity of the present road system in the area.

4. Are adequate sanitary sewer, water, and storm drainage facilities available?

Yes

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.**

Signature of Applicant

Thanh Le

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Ohio

County of Montgomery

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of

April, 20 21

by Thanh Le (name of person acknowledged).

(seal)




REBECCA A KISTNER  
Notary Public, State of Ohio  
My Commission Expires:  
January 4, 2026

Rebecca A Kistner

Notary Public Signature

My commission expires: 01/04/2026



 Planning & Zoning

**CITY OF SPRINGFIELD**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
REZONING APPLICATION

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Date: 4.16.2021

Property address: 1220 E Home Rd, Springfield OH 45503

The undersigned petitions that the following described property be rezoned from a/an CO-1 District to a/an CO-2 District containing 2.33 acres.

Please submit the following Exhibits with this rezoning application:

**EXHIBIT A**

Attach either a metes and bounds legal description or subdivision and lot number description (this can be obtained at the A. B. Graham Building).

**EXHIBIT B**

Attach a site plan of the petitioned lands.

**EXHIBIT C**

Rezoning request statement: Attach a sheet listing your reasons for the zoning district amendment.

**EXHIBIT D**

1. Is the requested zone compatible to existing zoning and land use in the area?

Yes. It would supply a quality service to the surrounding area.

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2. Does it conform to the City's adopted Land Use Plan and the best overall Community Development?

Yes.

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3. If the applicant is agent for the property owner:

Name of Owner (title holder): Gary A Thomas

Mailing Address: 4624 N Plateau Drive

City: Springfield State: Ohio ZIP: 45502

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**

[Signature]

Signature of Applicant

Thanh Le

Typed or printed name and title of applicant

[Signature]

Signature of Co-applicant

Typed or printed name of co-applicant

State of Ohio

County of Montgomery

The foregoing instrument was acknowledged before me this 16 day of  
April, 2021

by ~~Rebecca A Kistner~~ Thanh Le (name of person acknowledged).

(seal)



REBECCA A KISTNER  
Notary Public, State of Ohio  
My Commission Expires:  
January 4, 2026

Rebecca A Kistner

Notary Public Signature

My commission expires: 01/04/2026



---

## 1220 E Home Road Re-zoning

1 message

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**Lori Houseman** <lori.houseman@coldwellbanker.com>  
To: Steve Thompson <sthompson@springfieldohio.gov>  
Cc: Dana Ward <dana@teamwardrealestate.com>

Sun, Apr 18, 2021 at 4:16 PM

Steve -

Please let me know if this will suffice.

To Whom it may concern

The owner of the property located at [1220 E Home Road](#) and the two adjacent parcels to the east of this property, Gary A. Thomas, is currently entered into a sales agreement for this property. As the current owner, he has completed the owner affidavit and approves of the buyer's request to rezone the property for the new owner's use.

***Lori Houseman - The Comer Group***

Coldwell Banker Heritage

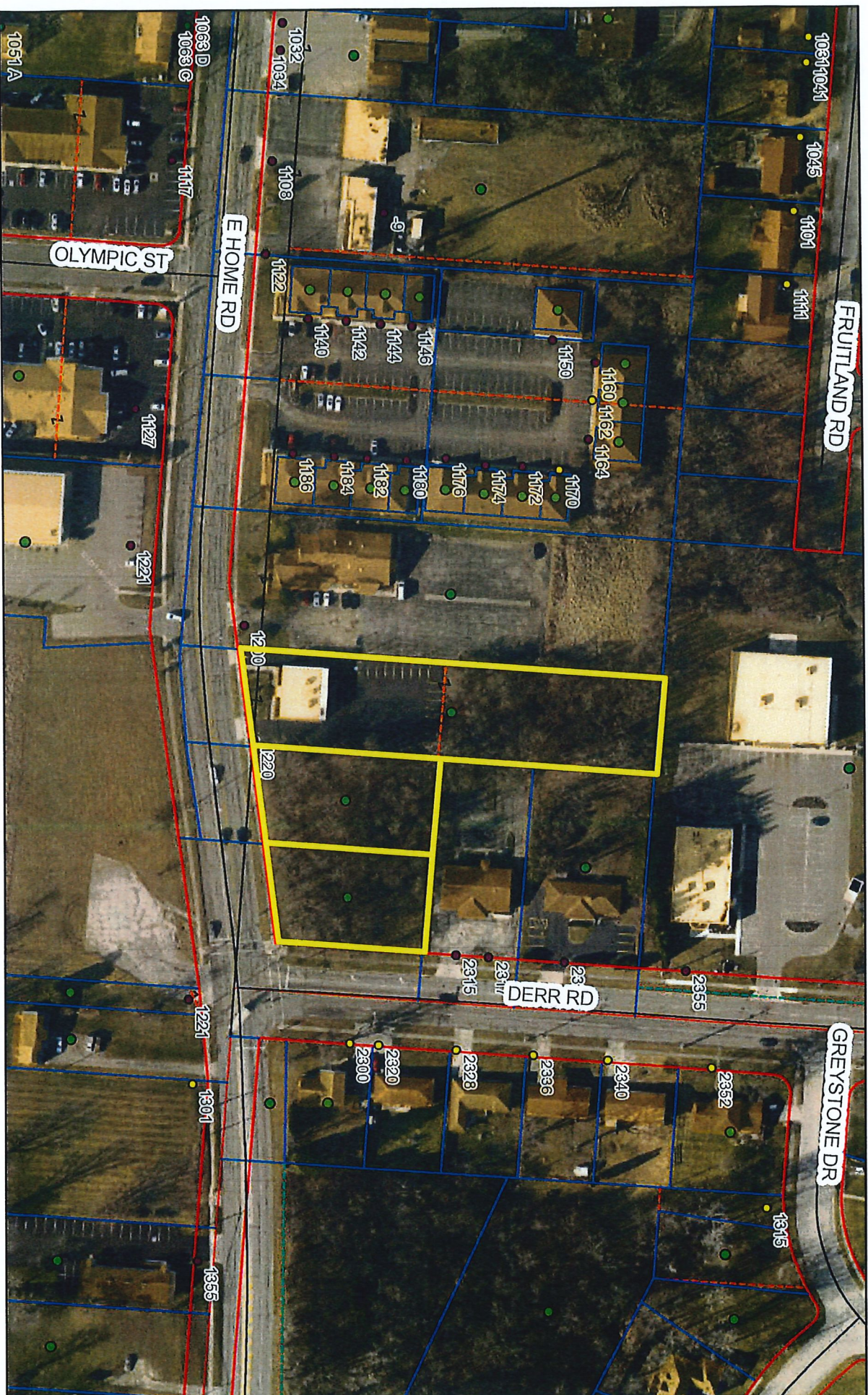
(937) 206-6700

[lori.houseman@coldwellbanker.com](mailto:lori.houseman@coldwellbanker.com)

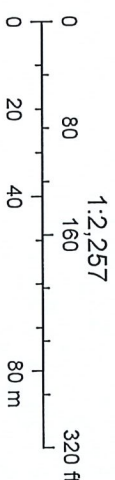




# Clark County Ohio GIS



April 16, 2021



Source: Esri, Maxar, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

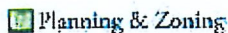


EXHIBIT C  
ZONING REQUEST STATEMENT

The purchaser of the property is planning to use the property as described below:

- The existing Office Building:
  - o This building will be used as an office building for the administrative offices of the purchasers trucking company named "Real Runna'Z LLC. US DOT 3589165.
  - o The warehouse lot for this business will be elsewhere.
  - o The area around the building will be changed very little.
- New Business:
  - o The site will be used to build a Convenience Store with gasoline dispensing, a quick serve restaurant, and a tunnel car wash.
  - o Convenience Store
    - Will be spacious and carry many convenience needs for local residents.
  - o Gasoline Service
    - Will offer Shell Brand gasoline and diesel fuel to residents in the area
  - o Quick Serve Restaurant
    - Will be known as "Louisiana Fried Chicken"
    - It will have carryout service and a few tables for eat-in service
  - o Car wash
    - Will be a high-quality tunnel car wash with vacuums for customer use
    - It will be located as shown on the submitted drawing beside the store and behind the office Building
- Site access and traffic
  - o We plan to close both the existing office building curb cuts on Home Road. In their place we will install one 35' curb cut with a left turn out lane, a right turn out lane, and an entrance lane. It will be located slightly toward the Home Road and Derr Road intersection from the existing office building curb cut on that side of the building.
  - o We plan to add a similar curb cut to the site on Derr Road near the back of the lot.
  - o These curb cuts will not significantly affect traffic flow on either road.
- Employment
  - o To staff the C-Store, the restaurant, and the office for the trucking company will add significant jobs for the operation of the site.





**CITY OF SPRINGFIELD**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 1220 E Home Road, Springfield, OH 45503  
Parcel No.: 3400300025314035, 3400300025314036, 3400300025314039  
Acreage: 2.33  
Agent Name: Pho Xinh Company, LLC  
Agent Tax Mailing Address: \_\_\_\_\_  
Agent Phone Number: \_\_\_\_\_  
Owner Name: Gary A Thomas  
Owner Tax Mailing Address: 4624 N Plateau Drive  
Springfield, OH 45502  
Owner Phone Number: 937-207-8363  
Requested Action: Rezoning  
(to be conducted by  
Agent, authorized by  
owner): \_\_\_\_\_

**I hereby certify that:**

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner  
signature:

*Gary A Thomas*

dotloop verified  
04/13/21 12:32 PM  
EDT  
FVFR-EIUP-H2CV-EVJP

Printed name: Gary A. Thomas

Date: 04/13/2021

State of Ohio  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ (name of person acknowledged).

(seal)

Notary Public Signature

My commission expires: \_\_\_\_\_



From: Lori Houseman <lori.houseman@coldwellbanker.com>  
Sent: Sunday, April 18, 2021 4:17 PM  
To: Steve Thompson <sthompson@springfieldohio.gov>  
Cc: Dana Ward <dana@teamwardrealestate.com>  
Subject: 1220 E Home Road Re-zoning

Steve -

Please let me know if this will suffice.

To Whom it may concern

The owner of the property located at 1220 E Home Road and the two adjacent parcels to the east of this property, Gary A. Thomas, is currently entered into a sales agreement for this property. As the current owner, he has completed the owner affidavit and approves of the buyer's request to rezone the property for the new owner's use.

***Lori Houseman - The Comer Group***

Coldwell Banker Heritage

(937) 206-6700

1

[lori.houseman@coldwellbanker.com](mailto:lori.houseman@coldwellbanker.com)





202100004894  
BK 2187 PG 5490

### EXHIBIT A

Situate in the County of Clark, in the State of Ohio, and in the City of Springfield, and bounded and described as follows:

**Tract I:** Being a part of the Northwest Quarter of Section 30, Town 5, Range 9, M.R.S., Springfield Township, and part of the southwest quarter of Section 25, Town 5, Range 10, M.R.S.

From the iron pin marking the southeast corner of said section 25 being the intersection of the center lines of Derr Road and Home Road, measure North 85 deg. 05' West, with the south line of said southwest quarter of Section 25, 250 feet to a point in the east line of Grantor's herein and place of beginning for this conveyance; thence with Grantor's said east line South 4 deg. 22' West, 1.89 feet to a point in the northerly line of the 0.19 acre tract conveyed to the City of Springfield by Wilbert J. McKillip, predecessor of Grantor's herein, by deed recorded in Volume 493 Page 576 and dated May 18, 1958; thence with the northerly line of said 0.19 acre tract, the following two courses and distances, viz: South 82 deg. 39' West, 16.2 feet and South 88 deg. 47' West, 84.6 feet to an iron pipe; thence North 4 deg. 22' East 214.0 feet to an iron pin; thence South 85 deg. 05' East, 100.0 feet to an iron pin marking the southwest corner of the property of G.E. and R.A. Siegfried and wife; thence south 4 deg. 22' West, 201.55 feet to the place of beginning Containing an area of 0.48 acre, of which .02 acre is in Section 30 and 0.45 acre is in Section 25, according to a description of Charles T. Bryant, Registered Surveyor No. 278, dated March 10, 1966.

Beginning part of the premises conveyed to Eugene W. McKillip and Dorothy E. McKillip by Certificate for Transfer of Real Estate dated December 17, 1958, and recorded in Volume 500, page 141, Deed Records of Clark County, Ohio.

**Tract II.** Being part of the Southwest quarter of Section 25, Town 5, Range 10, M.R.S., and being described as follows:

Beginning at an iron pipe at the intersection of the centerline of Derr Road and the south line of Section 25; thence with the north-south half Section line and the centerline of Derr Road N, 4 deg. 22' 00 E. 198.19 to a point; thence N. 85 deg. 05' 00" W. 250.00' to an iron pipe, said iron pipe being the southeast corner and the true point of beginning of the herein described tract, thence N. 85 deg. 05' 00" W. 100.0' to an iron bar; thence N. 4 deg. 22' 00" E. 227.27' to an iron bar; thence S. 85 deg. 02' 00" E. 100.01 to an iron bar; thence S. 4 deg. 22' 00" W. 227.18 to the place of beginning and containing 0.522 acres, subject, however, to all legal rights-of-way and easements of record, according to the survey of George S. Lambert, Jr., Registered Surveyor, March 27, 1968.

Parcel Identification No. 340-03-00025-314-039

Property Address: 1220 E. Home Road, Springfield, Ohio 45503





2315 DERR ROAD LLC	4276 STONE BRIDGE DR	SPRINGFIELD, OH 45504
2315 DERR ROAD LLC	4276 STONE BRIDGE DR	SPRINGFIELD, OH 45504
THOMAS GARY A	4624 PLATEAU DR NORTH	SPRINGFIELD, OH 45502
HICKERSON DONNA R	2331 DERR RD	SPRINGFIELD, OH 45503
SARIHAN BEHZAT & GUNAY TRUSTEES	2000 S OCEAN BLVD #9F	BOCA RATON, FL 33432
SPRINGFIELD CARDIOLOGY LLC	1174 E HOME RD	SPRINGFIELD, OH 45503
MAYFIELD RYAN W & CARLY R	2320 DERR RD	SPRINGFIELD, OH 45503
GIRGIS NADAR	1180 E HOME RD STE P	SPRINGFIELD, OH 45503
GIRGIS PROPERTIES LLC	1180 E HOME RD	SPRINGFIELD, OH 45503
SPRINGFIELD CARDIOLOGY LLC	1174 E HOME RD	SPRINGFIELD, OH 45503
REIN JONATHAN H & JULIE A GROW	2328 DERR RD	SPRINGFIELD, OH 45503
SPRINGFIELD CARDIOLOGY LLC	1174 E HOME RD	SPRINGFIELD, OH 45503
GIRGIS PROPERTIES LLC	1180 E HOME RD UNIT P	SPRINGFIELD, OH 45503
WOODRUFF TRAVIS	2300 DERR RD	SPRINGFIELD, OH 45503
MC GINNIS MOLLY	1184 E HOME RD	SPRINGFIELD, OH 45503
HEFFLEY ROBERT L JR	2336 DERR RD	SPRINGFIELD, OH 45503
S J STROUD LLC	1186 E HOME RD	SPRINGFIELD, OH 45503
CHALLA PROPERTIES LLC	2355 DERR RD STE A	SPRINGFIELD, OH 45503
MEDINA JOSE HERNANDEZ	810 APPLEWOOD DR	NEW CARLSLE, OH 45344
KEITH LYNN ASSOCIATES LTD	2112 AMARILLO AVE	SPRINGFIELD, OH 45503
AMICON STEPHEN W	1301 E HOME RD	SPRINGFIELD, OH 45503
EXCHANGERIGHT NET LEASED PORTFOLIO 29	PO BOX 60308	PASADENA, CA 91116
ATKINS DAVID B	3638 HEATHERWOOD AVE	SPRINGFIELD, OH 45503
KEITH LYNN ASSOCIATES LTD	2112 AMARILLO AVE	SPRINGFIELD, OH 45503
Thanh Le	1125 Green Tree Dr	Centerville, OH 45429

2021 CITY PLANNING BOARD ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		11	8	8	12	10	7	12	9	13	11	8	13
Charlene Roberge Reso. 5878	3-17-2018 3-17-2021	P	N/A	P	N/A								
Kathryn Lewis-Campbell Reso. 5960	01-14-2020 01-28-2023	P	N/A	P	P								
Charles Harris Reso. 5927	03-29-2016 03-30-2022	P	N/A	P	P								
Trisha George Reso. 5772	4-02-2013 4-12-2022	P	N/A	P	A								
James Smith Reso. 5987	10/24/2017 10/24/2020	A	N/A	P	N/A								
Alex Wendt Reso. 6006	4/10/2018 4/24/2021	P	N/A	P	A								
Jack Spencer Reso. 6055	7/18/19 7/22/22	A	N/A	P	P								
Amanda Fleming	8/27/2019 1/01/2022	P	N/A	P	P								
Peg Foley Reso. 6101	12/08/2020 12/22/2023	P	N/A	P	P								
Christin Worthington Reso. 6111	02/16/2021 03/02/2024	N/A	N/A	P	P								
Lorin M Wear III Reso. 6114	03/16/2021 03/30/2024	N/A	N/A	N/A	P								

NOTE: The first date shown is the most recent appointment/reappointment date. The second date represents the most recent term's expiration. The City Commission Resolution is also listed.





Planning & Zoning

**CITY OF SPRINGFIELD**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION

**City Planning Board**  
**Regular Meeting - First Monday following the First Tuesday of the Month**  
**7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio**

**City Planning Board**  
**Meeting Date:**

January 11, 2021  
February 8, 2021  
March 8, 2021  
April 12, 2021  
May 10, 2021  
June 7, 2021  
July 12, 2021  
August 9, 2021  
September 13, 2021  
October 11, 2021  
November 8, 2021  
December 13, 2021

**Lotsplit Variance,  
Rezoning, and Final  
Subdivision  
Application  
Deadline:**

December 21, 2020  
January 15, 2021  
February 12, 2021  
March 22, 2021  
April 19, 2021  
May 17, 2021  
June 21, 2021  
July 19, 2021  
August 23, 2021  
September 20, 2021  
October 18, 2021  
November 22, 2021

**Board of Zoning Appeals**  
**Regular Meeting-Third Monday of the Month**  
**7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio**

**Board of Zoning**

January 20, 2021 \*  
February 17, 2021 \*  
March 15, 2021  
April 19, 2021  
May 17, 2021  
June 21, 2021  
July 19, 2021  
August 16, 2021  
September 20, 2021  
October 18, 2021  
November 15, 2021  
December 20, 2021

**Application Deadline:**

December 28, 2020  
January 25, 2021  
February 22, 2021  
March 29, 2021  
April 26, 2021  
May 28, 2021  
June 28, 2021  
July 26, 2021  
August 30, 2021  
September 27, 2021  
October 25, 2021  
November 29, 2021

\* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division

## 2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	Retreat		
MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						
APRIL 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	